

***** AGENDA *****
CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM
TWO CENTENNIAL PLAZA – SUITE 720
805 CENTRAL AVENUE

April 7, 2017
9:00 AM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of March 17, 2017. (page 3)

CONSENT ITEMS – LEGISLATIVE

- ITEM 1** A report and recommendation for the lease of City-owned property located at 956 Purcell Avenue in East Price Hill to Turner Farm Inc. (Urbanski) (page 9)
- ITEM 2** A report and recommendation for the lease of City-owned property at 719 State Avenue in Lower Price Hill to BLOC Ministries. (Urbanski) (page 11)
- ITEM 3** A report and recommendation on the sale of a section of vacated right-of-way along Old Red Bank Road in Madisonville from the City to RBM Development, LLC. (Bihl) (page 17)
- ITEM 4** A report and recommendation on the dedication of a portion of South Street within Metro West Commerce Park in Lower Price Hill. (Bihl) (page 19)

CONSENT ITEMS - QUASI-JUDICIAL

Governed by Section 5 F.[G.] of the City Planning Commission Rules
<http://tinyurl.com/CPCprocedures>

- ITEM 5** A report and recommendation on variances to the Zoning Code to permit the subdivision of land at 809 Mann Place in Avondale. (Weaver/Hoffman) (page 21)
- ITEM 6** A report and recommendation on a Record Plat for Sanctuary Court Subdivision in East Walnut Hills. (Weaver/Hoffman) (page 26)

- ITEM 7** A report and recommendation on a proposed expansion of the Veracruz restaurant at 3106 Price Avenue, within Interim Development Control Overlay District No. 80, Incline District Investment Area in East Price Hill. (Urbanski) (page 30)
- ITEM 8** A report and recommendation on variances to the Zoning Code to permit the subdivision of land at 2610 Riverside Drive in the East End. (Weaver/Briggs) (page 41)

DISCUSSION ITEMS – LEGISLATIVE

- ITEM 9** A report and recommendation on a change in zoning for property located at 3001 Woodburn Avenue, and 1521 and 1523 Gilpin Avenue in Evanston from RMX Residential Mixed District and CC-M Commercial Community Mixed District to expand the existing Planned Development #72 (PD-72) DeSales Flats III, a Major Amendment to the Concept Plan and Final Development Plan. (Briggs) (page 45)

OTHER BUSINESS

Presentation by Chinese Planning Delegation

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

March 17, 2017

Regular Meeting

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel DrieHaus, City Manager Harry Black, Dr. Rainer vom Hofe, Ms. Anne Sesler, Councilmember Amy Murray, and Mr. Byron Stallworth.

Also in attendance were Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Mr. Charles C. Graves III, Ms. Stacey Hoffman, Mr. James Weaver, and Ms. Bonnie Holman.

Mr. DrieHaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

The Commission approved the last prior meeting's minutes (March 3, 2017).

Ms. Murray made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, and Mr. DrieHaus.

Mr. DrieHaus stated that Mr. John Schneider had served on the Cincinnati City Planning Commission for over ten years and was invited back to be recognized for that great accomplishment. He read from a previously published article to honor Mr. Schneider, as follows:

John Schneider was one of the smartest, most well-informed people I'd ever met in my life and I realized immediately he had a different kind of brain. He was not a flashy guy but there's something about him, not charisma exactly, but a certainty about what he believes, that makes smart, caring people want him to think well of them. John Schneider has not only been at the center of the streetcar debate, but smack dab in the middle of almost every impossible, controversial mega-project undertaken in the City of Cincinnati for the last twenty years. For example, the reconfiguration of Interstate 71 and the ballot initiative to locate the Reds stadium on the riverfront. Long before "urbanist" entered the popular vernacular, John was there looking and thinking, missing nothing. So when John talked "streetcar", understand that "Mr. Streetcar" wasn't just talking about transit. That was one small part of the puzzle he'd been working on his whole life. John once stated about how big development decisions were made, "ideas rarely start with government, they come from citizens who believe in them." Thank you John Schneider, your greatest legacy lies in all of us who believed we could change our world because of your example.

Mr. Driehaus then presented Mr. Schneider with a plaque thanking him for over ten years of dedicated and loyal service to the Cincinnati City Planning Commission.

Ms. Murray said that it had been a joy to work with Mr. Schneider and that he had brought forward ideas and was known for walking around the City and doing his homework on City Planning Commission items.

Mr. Black said it had been a pleasure working with Mr. Schneider and that the City Planning Commission was one of his favorite meetings to attend.

Mr. Stallworth said that he had known Mr. Schneider since he had been at the University of Cincinnati and thanked him for all the work he had done for the City.

Mr. Schneider said that he had seen such a growth in the great City of Cincinnati and in the staff of the Department of City Planning.

Consent Agenda – Quasi-Judicial

The Commission adopted staff's recommendations for Item 1 on the Quasi-Judicial Consent Agenda.

Ms. Murray made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

Discussion Agenda - Legislative

Ms. Stacey Hoffman presented Item 2, A report and recommendation on a proposed zone change for properties currently zoned RM-1.2 in the area generally bounded by Myrtle Avenue on the north, Woodburn Avenue on the east, William Howard Taft Road to the south and Ashland Avenue on the west from RM-1.2 (Multi-family) to RMX (Residential Mixed) in East Walnut Hills. The Department of City Planning staff recommended approval.

Mr. John Haysbert, East Walnut Hills resident, stated that he was a past board member of the East Walnut Hills Assembly and past president of the Burdet Ashland Avenue Block Club member. He said he was a strong advocate for revitalization and worked in the past to improve the neighborhood. He said the neighborhood needed to attract businesses such as the University of Cincinnati (UC). He said he was opposed to the zone change because there was not enough information shared with the residents, however, he agreed that there was a need for parking.

Ms. H. Drewry Gores, President of the East Walnut Hills Assembly, stated that they sent out two letters to all affected property owners, outlining their request for a zoning study. The zoning

study was precipitated by the purchase of 1347-1349 Myrtle Avenue by UC Health for the purpose of demolishing the structure to build another parking lot. She said they met with UC Health and they agreed not to build a parking lot. She said that even though UC Health was a great neighbor, East Walnut Hills was not suited to one-to-one suburban parking.

Ms. Rae Vuic, East Walnut Hills resident and member of the East Walnut Hills Assembly, stated that she owned parking lots in the neighborhood. She said the historic homes in the area should be preserved and not torn down for parking lots. The RMX zoning would help enhance the neighborhood and the local business owners should not expect one-on-one suburban parking.

Ms. Christie Kuhns, Vice President of Community Relations for UC Health, stated that they had no plans to use the 1347-1349 Myrtle Avenue properties as a parking lot. They heard at the staff conference that the community was opposed to their plans and decided not to pursue the parking lot.

Mr. Chuck Futel, Burdet Ashland resident and past president of the Burdet Ashland Avenue Block Club and East Walnut Hills Assembly, stated that he worked to attract the right kind of development that would not damage the neighborhood. He said he was concerned that in the evening on Myrtle Avenue, residents cannot find places to park. He suggested that UC Health could build a two or three deck parking structure on a current lot to alleviate their parking shortage. He said he was also concerned about a neighbor's house that was next to the vacant lots. He said it was of paramount importance to retain the residential character of the neighborhood and increase property values.

Mr. Edwin Pfetzing, East Walnut Hills resident and business property owner, said he supported the zone change. He said that East Walnut hills has more parking than O'Bryonville and Hyde Park.

Mr. Tony Fisher, East Walnut Hills Assembly Board Member and owner of Woodburn Brewery, stated that he chose his business location based on the historic nature and residential character of the neighborhood. He said he opposed the destruction of historic buildings.

Mr. Driehaus commented that it seemed everyone wanted to preserve the historic nature of the neighborhood and that they already had more parking than nearby communities.

Ms. Katie Frazier, East Walnut Hills resident, said she lived near the 1347-1349 Myrtle Avenue properties, and said she preferred that they be used for residential structures. She said she favored the preservation of historic buildings.

Ms. Jessica Saunders, East Walnut Hills resident, stated that she moved to the neighborhood because of the residential feel and convenient drive into downtown. She said she was concerned

with Anthem closing and vacant houses on Taft Avenue. She supported maintaining and preserving the large historic homes.

Ms. Celeste Sheets, East Walnut Hills resident, stated that she moved there ten years ago and fell in love with her densely populated historic street. She said she supported preserving the historic residential feel of the neighborhood. East Walnut Hills was not suited to one-to-one suburban parking. She said she was concerned with empty lots and that surface parking was the least effective land use in the city.

Mr. Driehaus agreed with Ms. Sheets and said the zone change was a proactive step.

Ms. Murray thanked the community members and Ms. Kuhns for attending the City Planning Commission meeting and working together. She said it was important for residents to fight for their neighborhood and be involved.

The Commission adopted staff's recommendations for Item 2 on the Legislative Discussion Agenda.

Ms. Murray made the motion, which Mr. vom Hofe seconded.

Aye: Mr. Black, Ms. Sesler, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

Mr. James Weaver presented Item 3, a report and recommendation on text amendments to the Cincinnati Zoning Code, specifically Schedule 1409-07: Use Regulations – Commercial Districts to require a “food market” be limited to a maximum of 2,500 square feet and be part of a mixed-use building in the Commercial Neighborhood – Pedestrian (CN-P) zoning district. The Department of City Planning staff recommended approval.

At 10:08 A.M. Mr. Black left the meeting. He returned to the meeting at 10:11 A.M.

Ms. Murray asked when the notices for the staff conference sent out and Mr. Weaver responded that they were mailed two weeks prior to the meeting. She said that she frequently heard complaints from neighborhoods that they were not notified in a timely matter. She suggested that, in addition to mailed notices, all notices should be emailed to neighborhood councils two weeks prior to staff conferences. She said she was also concerned that so few neighborhoods responded to the text amendments. Mr. Weaver said that since the Commercial Neighborhood – Pedestrian (CN-P) zoning district had been part of the Draft Land Development Code (LDC) process, many neighborhoods had already decided they were not interested in that district and were not concerned with the change.

Rev. Herschel Willis, Chair of the Community Reinvestment sub-committee, said he was concerned how the text amendments would affect the former Kroger location in Walnut Hills.

Mr. Weaver responded that that property was not in a CN-P zoning district and therefore would not be affected.

Christopher DeAngelis, of Apple Street Market in Northside, said that the text amendments could be a barrier for grocery stores locating in “food desert” locations. He said finding locations for food markets was very competitive. Mr. Weaver responded that the Apple Street Market was not in a CN-P zoning district.

Mr. vom Hofe asked about the new Clifton Market and Mr. Weaver responded that because of their size, if it had been newly constructed, it would have required a variance under the current code. Mr. vom Hofe asked if the store would have been grandfathered in since it previously was a grocery store. Mr. Weaver responded that if the store had been vacant over 365 days it would have needed a variance.

Ms. Sesler asked if staff was aware of any neighborhood concerns regarding food cooperatives. Mr. Weaver responded that some gardeners were interested in a united front but that there was no central organization for urban gardens.

Mr. Tom Gamel, member of the East Price Hill Improvement Association said that he supported the text amendments. He said it was important to have restrictions and that a 15,000 square foot business was not appropriate in the walkable CN-P district.

Mr. Tom Croft, member of the East Price Hill Improvement Association said that the text amendments were consistent with the new Land Development Code. He said he was supportive of the text amendments and that the proposed change was appropriate to the scale of the district.

Mr. vom Hofe said that having a larger grocery store would increase foot traffic to the nearby businesses. Mr. Gamel responded that nearby zoning districts could support the larger food markets. Mr. vom Hofe said that the IGA in Clifton went out of business and created a food desert. Mr. Weaver responded that Clifton Market worked in the CN-P district and would most likely have been approved for a variance. Ms. Sesler asked if the text amendments would affect the Downtown district and Mr. Weaver responded that it would not.

Mr. Driehaus said that Walgreens tried to take out several small established businesses in Pleasant Ridge to build a new store. He said one of the reasons he moved to the neighborhood was the Ridge Market.

Ms. Murray said she felt conflicted because she wanted the text amendments for the East Price Hill and other neighborhoods but wanted to be careful since this affected the entire city. She said she was worried about food deserts and the fact that many neighborhoods did not respond. Mr.

Driehaus said that the subject was not new and had been vetted in the LDC process. Mr. vom Hofe said he was not ready to move forward with the text amendments and not enough neighborhoods had responded to be confident. Ms. Murray asked if the United Dairy Farmer stores would be affected. Mr. Weaver responded that he had been in contact with them and they would not be affected at this time.

The Commission adopted staff's recommendations for Item 3 on the Legislative Discussion Agenda.

Mr. Stallworth made the motion, which Mr. Driehaus seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

Nay: Mr. vom Hofe.

Director's Report

Ms. Keough-Jurs stated that the David J. Allor Planning and Zoning Workshop would be held on March 31, 2017 and invited the City Planning Commission members to attend. She also stated that Department of City Planning staff appreciated Mr. Schneider's work on the City Planning Commission and said that he always asked the tough questions but was always very supportive of the Department of City Planning. She presented Mr. Schneider with a congratulatory cake and invited all in attendance to enjoy a slice before leaving.

The meeting adjourned at 10:50 A.M.

Charles C. Graves, III, Director
Department of City Planning

Daniel Driehaus, Chair
City Planning Commission

Date: _____

Date: _____

April 7, 2017

**Honorable City Planning Commission
Cincinnati, Ohio**

SUBJECT:

A report and recommendation for the lease of City-owned property located at 956 Purcell Avenue in East Price Hill to Turner Farm Inc.

GENERAL INFORMATION:

Location: 956 Purcell Avenue
Purchaser: Turner Farm Inc.
Purchaser's Address: 7400 Given Road, Cincinnati, Ohio 45243

BACKGROUND AND ANALYSIS:

The City owns the Price Hill Recreation Complex located at 3199 Warsaw Avenue, which is controlled by the Cincinnati Park Board and managed by the Cincinnati Recreation Commission. Turner Farm Inc. has petitioned the City's Office of Environment and Sustainability to lease a portion of the Recreation Complex property, previously used as the swimming pool, for use as a community garden. The location of the property is 956 Purcell Avenue and is a portion of Auditor's parcel 175-17-26. The proposed area for lease is roughly 1.5 acres.

The City has determined that this section of the property is not currently needed for a municipal purpose, and a community garden will provide economic, social, environmental and health benefits for the community. The City's Real Estate Division has determined that the estimated market rental value of the property is \$1,200 a year, but the City is willing to lease the land for \$0.00 a year in view of the economic and non-economic benefits this garden will provide for residents. Both the Cincinnati Recreation Commission and the Cincinnati Park Board have approved of the lease, with the initial lease term being five years.

CONSISTENCY WITH PLAN CINCINNATI:

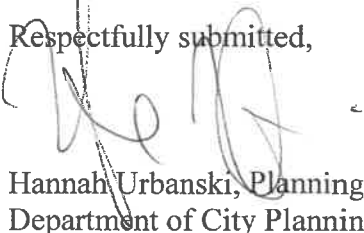
The community garden is consistent with the Sustain Initiative Area of Plan Cincinnati, specifically the goal to "Become a healthier Cincinnati" and specifically the strategy "Make sustainable access to fresh, healthy food a priority in all neighborhoods" (page 181). The community garden will be able to provide a variety of much needed fresh foods as well as engage the residents in learning about sustainability.

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the lease of City-owned property located at 956 Purcell Avenue in East Price Hill to Turner Farm Inc.

Respectfully submitted,



Hannah Urbanski, Planning Intern
Department of City Planning

Approved:

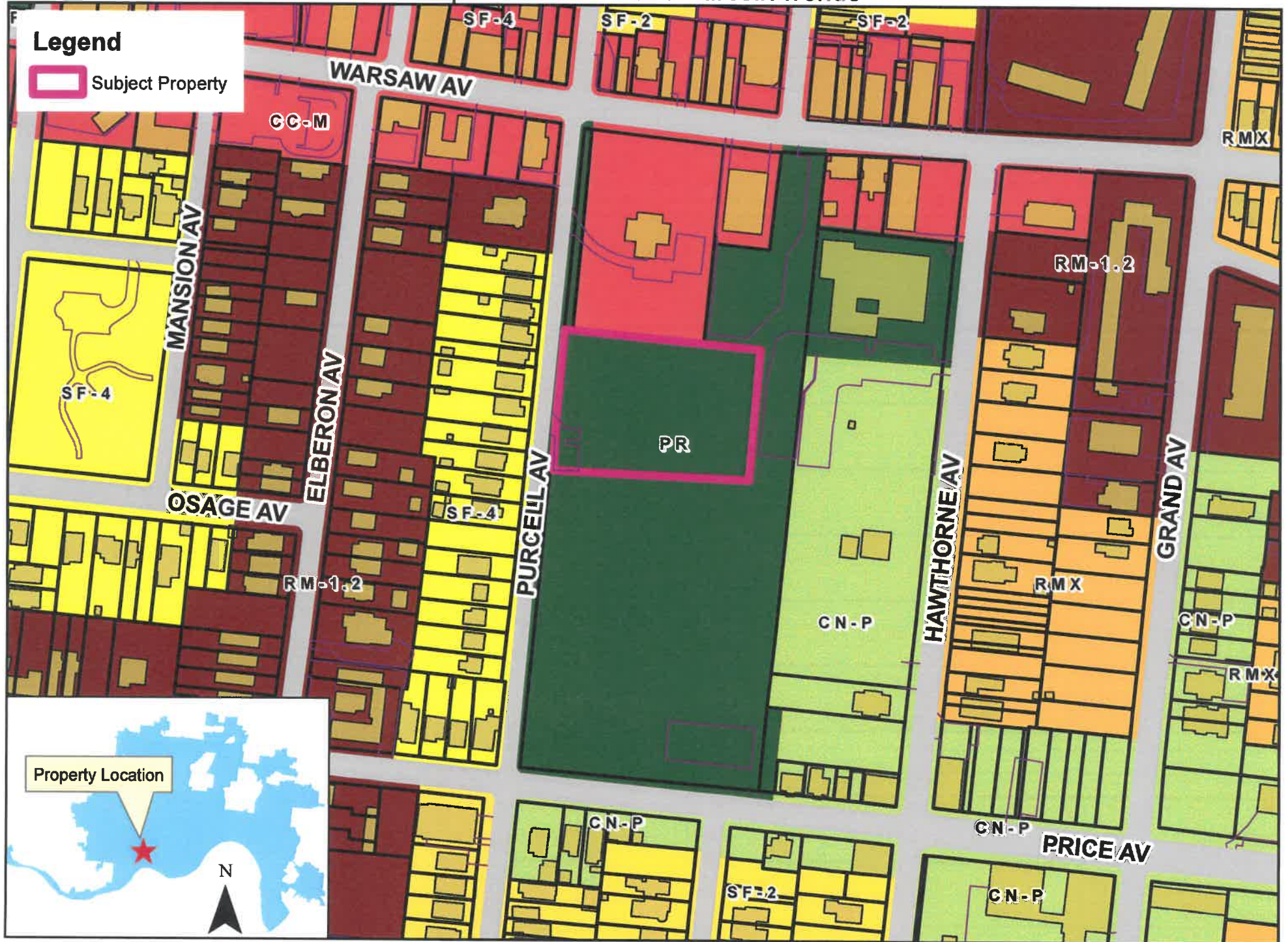


Charles C. Graves, III, Director
Department of City Planning

Proposed lease of 956 Purcell Avenue

Legend

 Subject Property



April 7, 2017

**Honorable City Planning Commission
Cincinnati, Ohio**

SUBJECT:

A report and recommendation for the lease of City-owned property at 719 State Avenue in Lower Price Hill to BLOC Ministries.

GENERAL INFORMATION:

Location: 719 State Avenue
Purchaser: BLOC Ministries Inc.
Purchaser's Address: 3952 North Bend Road, Cincinnati, Ohio 45211

BACKGROUND AND ANALYSIS:

The City currently owns the vacant lot at 719 State Avenue in Lower Price Hill. BLOC Ministries would like to lease the lot and use it for parking as well as a recreational area for the people they serve. BLOC Ministries owns 715 State Avenue, to the south of the lot, and 718 State Avenue, to the east of the lot. The first step to revitalization is to add new black top, which will provide a more stable surface for parking and a safer area for children to use the basketball hoop that is already in place. It will also provide more accessible parking to local businesses and residents. During business hours, the lot will be used solely for the customers and employees of the businesses located on State Avenue, as well as the BLOC Arts Building. After business hours the lot will be open for residents to use. Eventually, BLOC Ministries would like to fence half of the lot in, where the basketball hoop is, to provide a safer area for those using it. The lot will be regularly monitored by a local resident as well as BLOC Ministries staff members.

The City has determined the fair market rental value of this property to be \$800 a year, which BLOC Ministries has agreed to pay, with a lease term of one year.

CONSISTENCY WITH PLAN CINCINNATI:

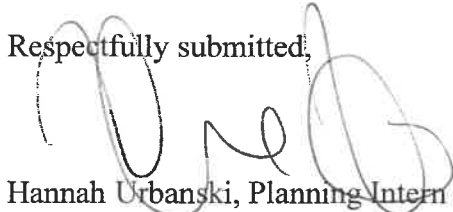
The lease is consistent with the Live Initiative Area of Plan Cincinnati, specifically the goal to "Create a more livable community" (page 156), under the strategy to "Support and stabilize our neighborhoods" (page 160). Revitalizing the lot will provide a safe parking and recreational area, as well as improve the neighborhood aesthetically.

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the lease of City-owned property at 719 State Avenue in Lower Price Hill to BLOC Ministries.

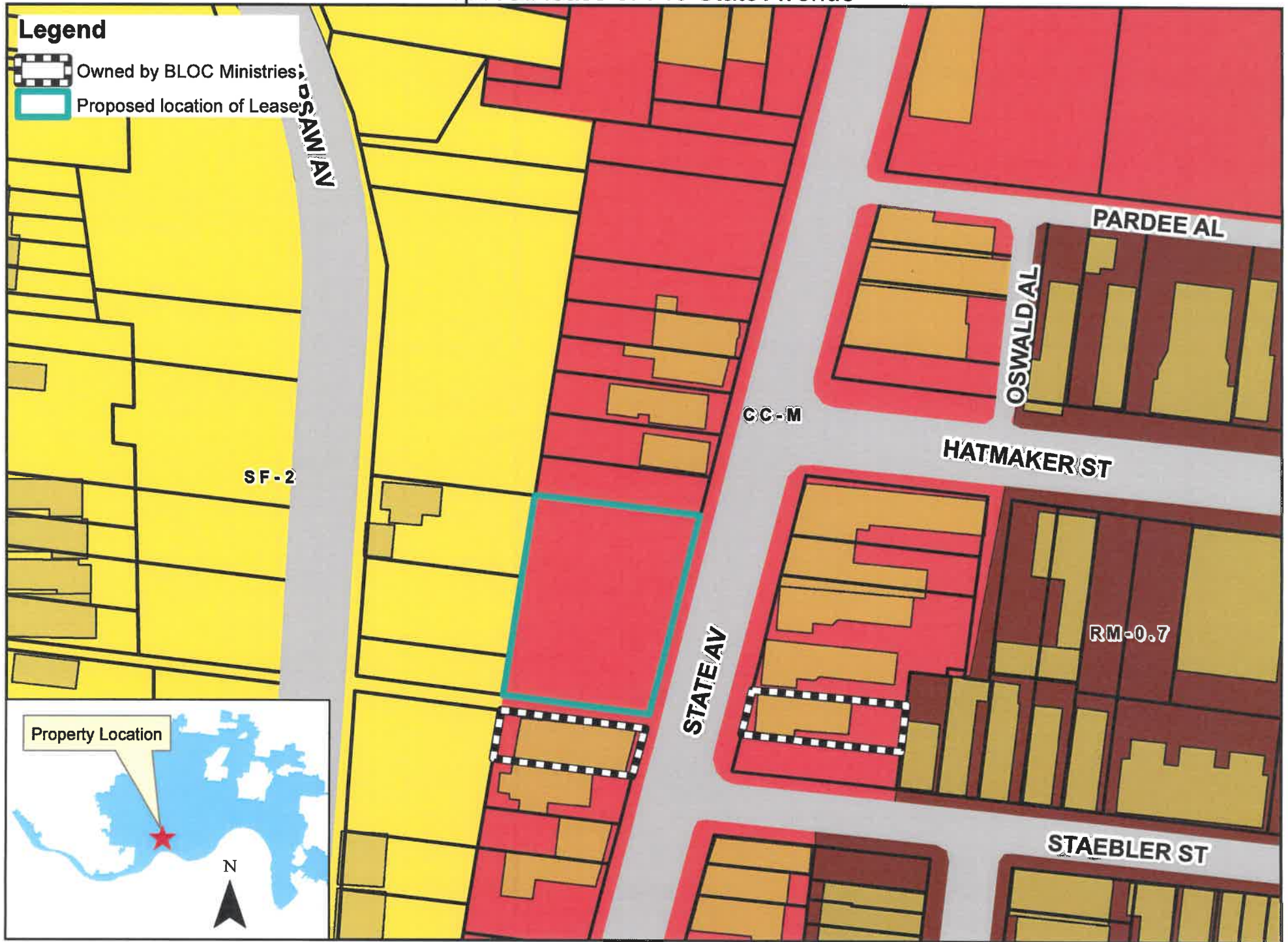
Respectfully submitted,


Hannah Urbanski, Planning Intern
Department of City Planning

Approved:


Charles C. Graves, III, Director
Department of City Planning

Proposed lease of 719 State Avenue





July 27, 2016

To Whom It May Concern:

BLOC Ministries is interested in leasing the lot located at 715 State Avenue and known as Hamilton County Auditor's Parcels 149-11-44, 46, 48, 69, and 70.

If BLOC Ministries acquires the lot it will be used for a variety of resources we provide to the neighborhood of Lower Price Hill. The first plan of action is to black top the lot in order to reduce the risk of injuries to the children and teens we work with as well as provide a more accommodating space to park. Laying down black top also provides a more aesthetic view of the lot for both residence and commuters along State Avenue.

The lot already possesses a basketball hoop that will continue to be used for our after-school program as well as community development. In black topping the space we will reduce, if not completely eliminate, the number of pot holes and loose rocks that often make individuals susceptible to injury while playing.

The lot will also provide accessible parking for both local businesses and residence. During business hours the lot will be used solely for the customers and employees of the businesses that are located along State Avenue as well as individuals visiting the BLOC Arts Building located at the corner of Neave Street and Staebler Street. After business hours the lot will be open for residence to use.

The lot will be monitored by a local resident and BLOC Ministries staff member. We will also continue to maintain the lighting of the lot in order to reduce criminal activity. We strongly desire maintaining a positive presence by monitoring parking, keeping up with the aesthetics of the lot, and fixing the lighting as needed.

BLOC Ministries is also in the process of opening up a performance center in the garage located next to the lot (Parcel ID: 149-0011-0042-00). Once the performance center is open the lot will be used for a variety of activities associated with the performance center, i.e. walking lunges, sprints, sled pushes. They will also utilize the basketball hoop for different sport training exercises.

CONSISTENCY | PRESENCE | COMMUNITY | CHRIST IN US

Long term, BLOC Ministries would like to fence in half of the lot (the side where the basketball hoop is) in order to provide a safer atmosphere for the children and teens that are playing. The fence would have a gate that could be opened to still accommodate parking.

Our ultimate goal is to create an atmosphere in which community is harvested and magnified. We believe the location of the lot is ideal for community development and also essential for the enhancement of our programming here at BLOC Ministries.

Thank you for your time,

Alexa Bunch

BLOC Ministries Inc.

Believing and Living One Christ

info@blothead.org www.blothead.org
3952 North Bend Road Cincinnati, Ohio 45211



Lower Price Hill Community Council

656 NEAVE STREET
CINCINNATI, OHIO 45204
PHONE: (513) 471-9849

September 1, 2016

Mr. Thomas R. Klumb, Manager
Real Estate Services Division
City Hall
801 Plum Street
Cincinnati, Ohio 45202

Dear Mr. Klumb:

Your letter of August 29, postmarked August 30, arrived today, September 1, 2016. It is perplexing to know how Lower Price Hill residents can, by **August 26, 2016** (emphasis yours) submit "concerns" we have about BLOC Ministries Inc. that wants yet more land in our neighborhood.

Specific to your request, we have strong objections to leasing-or-giving parcels of land that BLOC wants near 719 State Avenue.

The Model Group re-entered Lower Price Hill over one year ago with plans to revitalize this neighborhood's business district on both West Eighth Street and on State Avenue. Partnered with The Model Group in this endeavor are the Lower Price Hill Community Council, Price Hill Will, and the Oyler Learning Center. The western side of State Avenue is a key factor in the redevelopment plan. That fact is well known by all pertinent city departments, numerous representatives of which have participated in Model's and our planning meetings. BLOC's sudden desire for land in that area would be a gratuitous interference in the ongoing work. We find it telling that no one from BLOC ever expressed interest in that land...until now.

-2-

It would be unconscionable for the city to grant BLOC that land at the expense of the revitalization of the State Avenue corridor by The Model Group, the respected re-developer of aging neighborhoods, with the active participation of people in this community.

BLOC's claimed use of part of that land for recreational purposes is superfluous at best. The same is true for BLOC's perceived need for a "performance center" in a nearby garage. Parking on State Avenue is well provided for in The Model Group's plan.

It is the experience of numerous watchful Lower Price Hill residents that BLOC's penchant for acquiring many buildings and land has little justification vis-à-vis any perceived services or activities rendered by that fund-raising agency for the betterment of the people of Lower Price Hill.

We strongly oppose an effort by any city representatives to give or lease the 719 State Avenue land to BLOC Ministries Inc. Plans for that land's long-term, productive improvement are in progress in Lower Price Hill, Cincinnati's largest area on the National Historic Register.

Sincerely,

Jack Degano, Ph.D.
President

**Honorable City Planning Commission
Cincinnati, Ohio**

**CPC ITEM # 3
April 7, 2017**

SUBJECT:

A report and recommendation on the sale of a section of vacated right-of-way along Old Red Bank Road in Madisonville from the City to RBM Development, LLC.

GENERAL INFORMATION:

Location: Near southeast quadrant of Madison Road and Red Bank Expressway,
south of the United Dairy Farmer store at 5311 Madison Road
Purchaser: RBM Development, LLC
Purchaser's Address: 600 Vine Street Suite 2800, Cincinnati, OH 45202

BACKGROUND AND ANALYSIS:

This section of City-owned right-of-way (ROW) located within the Medpace Madisonville campus was used for decades as a public ROW, currently, it remains gated and inaccessible. All street improvements to the property are considered fully depreciated, and serve no functional use to the public. The petitioner, RBM Development, LLC has plans to assemble the land and use it as part of the Medpace campus expansion.

The Department of Transportation and Engineering (DOTE) has approved the sale of this ROW contingent on the agreement of the developer to exchange a portion of property needed along Red Bank Expressway in order to accommodate for a future additional northbound lane. The Metropolitan Sewer District of Greater Cincinnati (MSD) has also determined that an existing 24" sanitary sewer is located within the subject property and there will need to be an easement dedicated to protect it.

CONSISTENCY WITH PLAN CINCINNATI:

The sale of this property is consistent with the Compete Initiative Area of Plan Cincinnati, incorporating its strategy to "pursue new growth and business recruitment efforts in target industries" (page 108) which includes the life science industry.

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the sale of a section of vacated right-of-way along Old Red Bank Road from the City to RBM Development, LLC.

Respectfully submitted,

Approved:



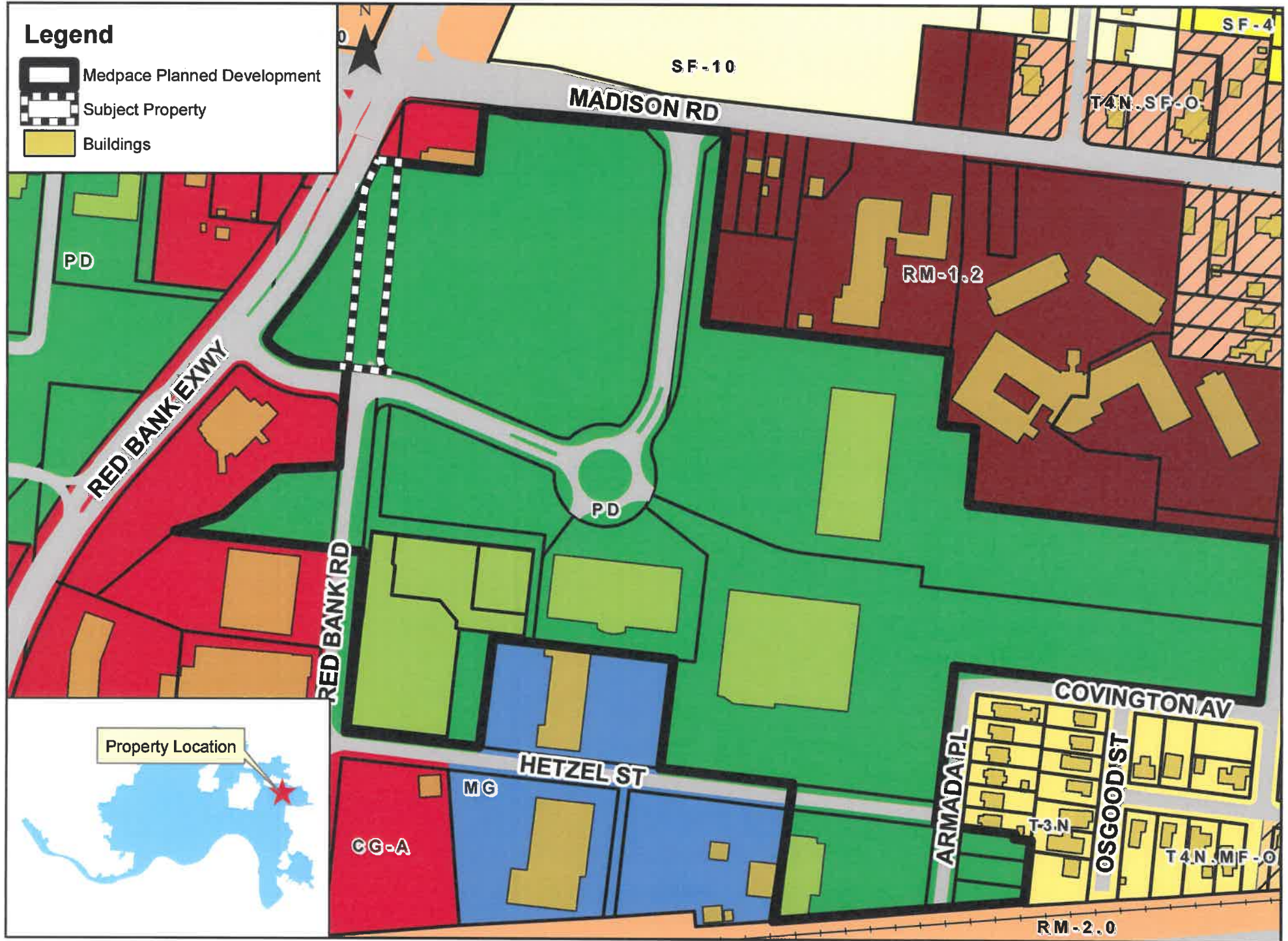
Lauren Bihl, Planning Intern
Department of City Planning



Charles C. Graves, III, Director,
Department of City Planning

Sale of Right-of-Way Along Old Red Bank Road in Madisonville

Page 18



CPC ITEM # 4

**Honorable City Planning Commission
Cincinnati, Ohio**

April 7, 2017

SUBJECT:

A report and recommendation on the dedication of a portion of South Street within Metro West Commerce Park in Lower Price Hill.

GENERAL INFORMATION:

Location: West of Intersection at South Street and Evans Street
Purchaser: Nehemiah Manufacturing Company, LLC
Purchaser's Address: 1130 Findlay Street, Cincinnati, OH 45202

BACKGROUND AND ANALYSIS:

Nehemiah Manufacturing Company manufactures and packages several products including but not limited to saline wipes, cleansing wipes, odor eliminator products, and all-purpose cleaning products. The company contractually agreed to purchase approximately 7.7 acres of property within Metro West Commerce Park from the City to construct a new manufacturing and warehouse facility. The facility will contain approximately 172,000 square feet and will cost approximately \$11 million. With this development, the company plans to retain 76 jobs and create 50 full-time employees within 3 years after completion of the project.

In order to accommodate for the commercial-vehicle traffic required by this facility, it is necessary for two portions of property abutting either side of South Street (west of the intersection at Evans Street) to be dedicated as right-of-way (ROW). This roadway improvement will further encourage the productive commercial reuse and investment on the remaining parcels of Metro West Commerce Park.

CONSISTENCY WITH PLAN CINCINNATI:

The dedication of this property is consistent with the Connect Initiative Area of Plan Cincinnati, incorporating its goal to "use the City's transportation network to help facilitate economic development opportunities" (page 128).

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the dedication of a portion of South Street within Metro West Commerce Park in Lower Price Hill.

Respectfully submitted,



Lauren Bihl, Planning Intern
Department of City Planning

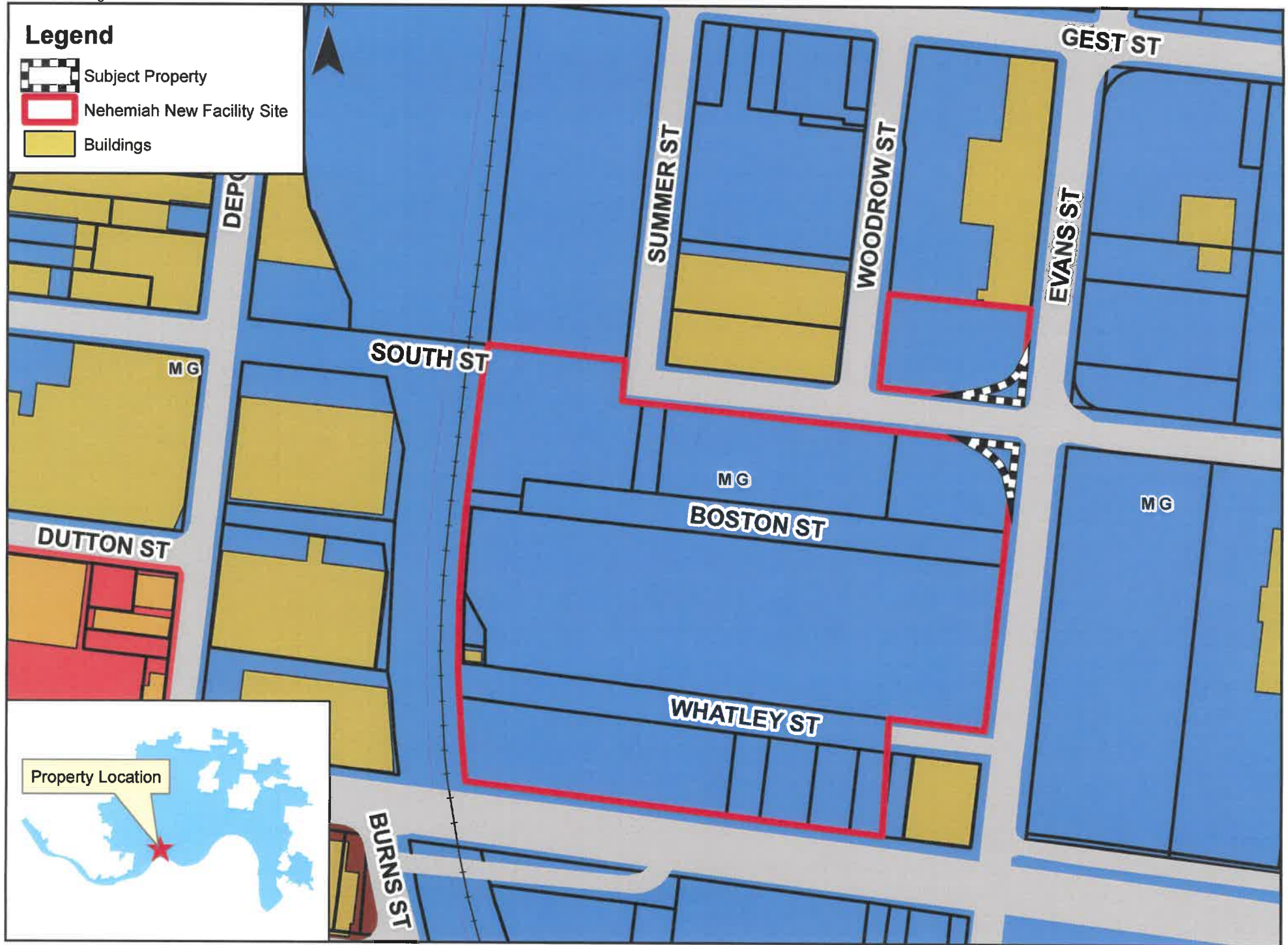
Approved:



Charles C. Graves, III, Director,
Department of City Planning

Dedication of a Portion of South Street in Lower Price Hill

Page 20



**Honorable City Planning Commission
Cincinnati, Ohio**

April 7, 2017

SUBJECT:

A report and recommendation on variances to the Zoning Code to permit the subdivision of land at 809 Mann Place in Avondale.

BACKGROUND:

The City Planning Commission is the platting authority of the City of Cincinnati. The property at 809 Mann Place is currently vacant and is owned by Southern Baptist Church. The building is two and a half-stories tall with a large two or three story building wrapping around the east and south sides of the building, which was built between 1996 and 2001. The zoning of this property is Residential-Mixed (RMX), which permits new one-to-three family homes. The RMX zoning district requires a minimum 20 foot rear-yard setback and a minimum 3 foot side-yard setback for principal buildings. The Hamilton County Library to the west is zoned RM-1.2, a multi-family zoning district.

Ginny Kidd, on behalf of Southern Baptist Church, is requesting a variance to the rear-yard and side-yard setbacks for 809 Mann Place so the church can sell the building to Kennedy Elite Basketball to use for their office. The applicant is requesting the following variances:

809 Mann Place			
Variance to:	Required	Proposed	Relief Requested
SEC. 1405-07 Dev. Regulations	Minimum 20 foot rear yard setback	0 foot rear setback	20 feet
SEC. 1405-07 Dev. Regulations	Minimum 3 foot rear yard setback	0 foot side setback	3 feet

CRITERIA/ANALYSIS:

Section 700.3 of the Subdivision regulations permits the City Planning Commission to grant variances from the design standards set forth in Chapter 4 of these regulations when it finds:

1. The subdivision does not result in the creation of building sites for additional buildings.
The proposed subdivision will not create any new building sites.
2. The buildings were constructed prior to February 13, 2004.
Although the building information cannot be found on the Hamilton County Auditor's website, the building was built before 2004. The building creating the setback issues first appears on the CAGIS 2001 aerial image.
3. The variance will not be detrimental to the public welfare or injurious to the interests of other owners of property in the vicinity.
The proposed parcel configuration will not change the physical existing conditions of the area.

CONSISTENCY WITH PLAN CINCINNATI:

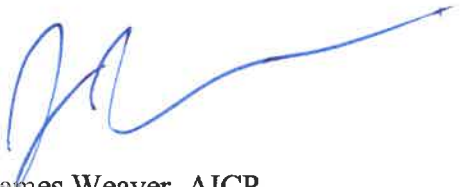
Plan Cincinnati does not address lot splits in relation to parceling out existing structures.

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the variances to the Zoning Code to permit the subdivision of land at 809 Mann Place in Avondale.

Respectfully submitted:

A handwritten signature in blue ink, appearing to be 'JA' followed by a long horizontal stroke.

James Weaver, AICP
Senior City Planner

Approved:

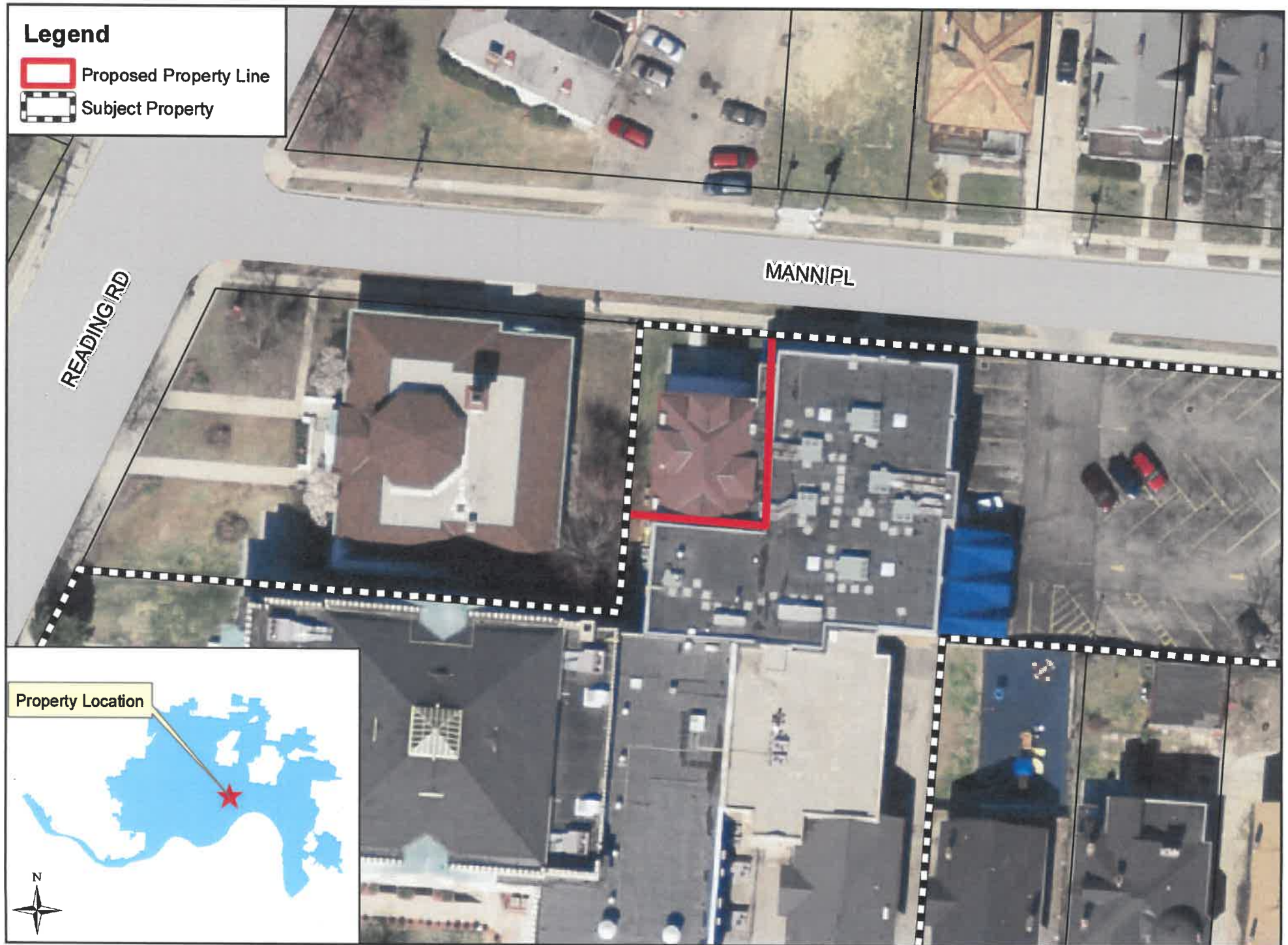
A handwritten signature in black ink, reading 'Charles C. Graves III'.

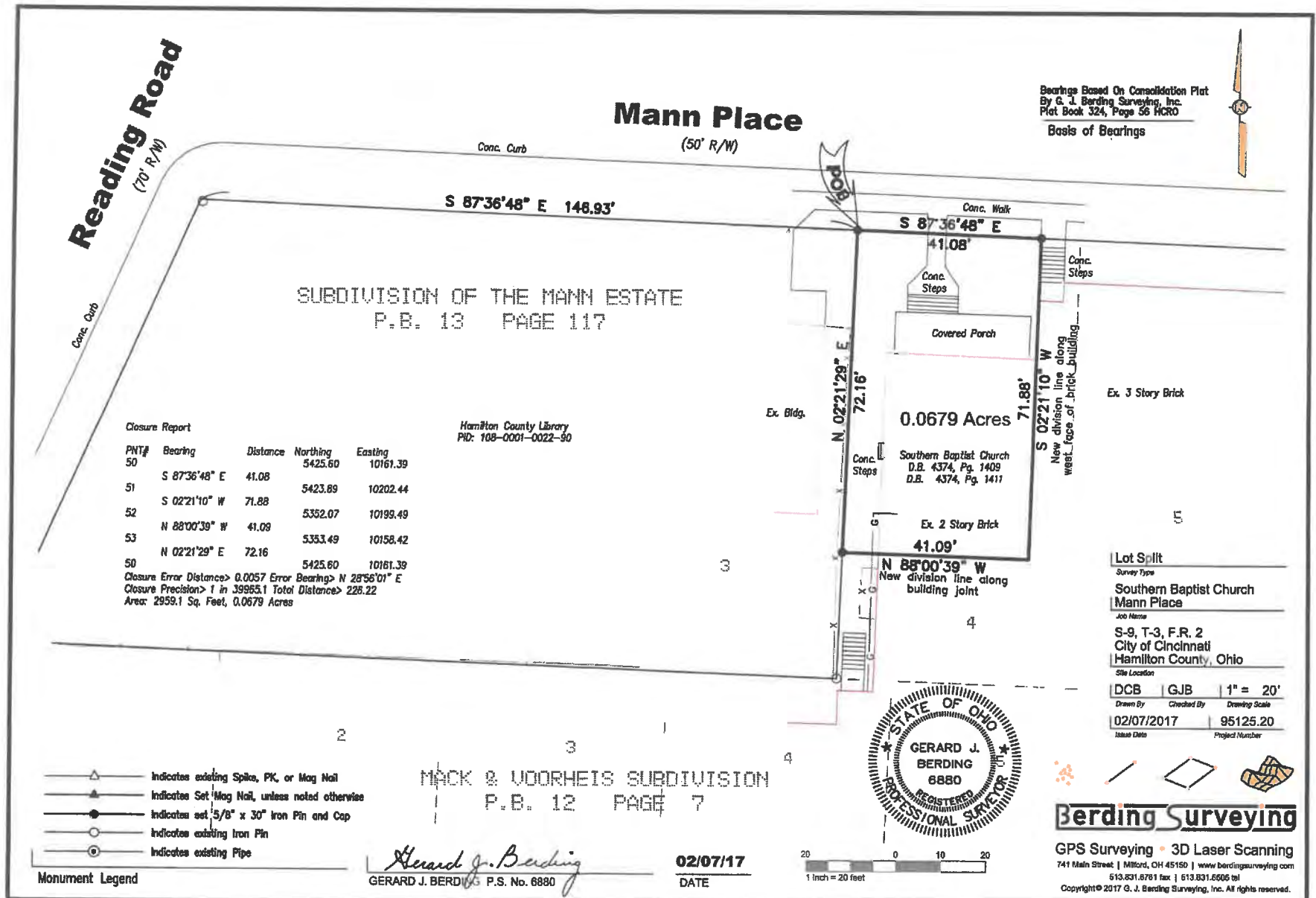
Charles C. Graves III
Director, Department City Planning

Proposed rear and side-yard setback variance at 809 Mann Place



Proposed rear and side-yard setback variance at 809 Mann Place





CPC ITEM # 6

**Honorable City Planning Commission
Cincinnati, Ohio**

April 7, 2017

SUBJECT:

A report and recommendation on a Record Plat for Sanctuary Court Subdivision in East Walnut Hills.

BACKGROUND:

The Record Plat consisting of 0.8849 acres was prepared by Bayer Becker and creates 10 new residential lots. The property is currently owned by D-Has Development LLC. The Plat of Subdivision has been reviewed and approved by all reviewing agencies.

The proposed subdivision is located on the southeast corner of Cleinview Avenue and Madison Road. The property is zoned Planned Development No. 75 (PD-75). The subdivision will create the lots to allow this project to be completed.

CONSISTENCY WITH PLAN CINCINNATI:

The proposed development of the property is consistent with Plan Cincinnati. The subdivision creates 10 new residential lots, all of which are planned to contain owner-occupied housing units. This fulfills one of the goals of the Live Initiative Area, which is to "Provide a full spectrum of housing options, and improve housing quality and affordability" (page 64).

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the Record Plat for Sanctuary Court Subdivision in East Walnut Hills for the reasons that the plans conform to the subdivision regulations and comply with the requirements of all reviewing agencies.

Respectfully submitted:

Approved:

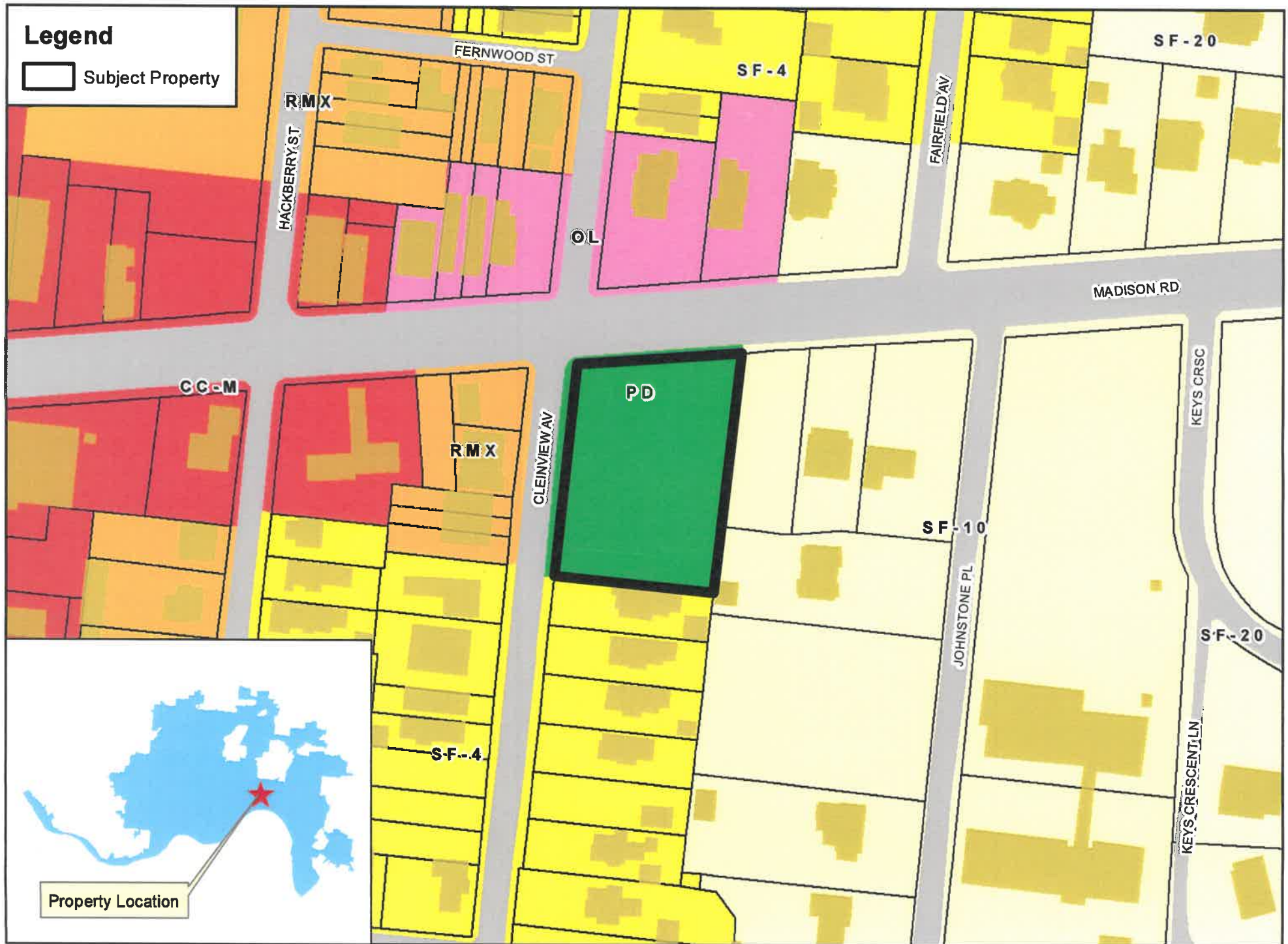


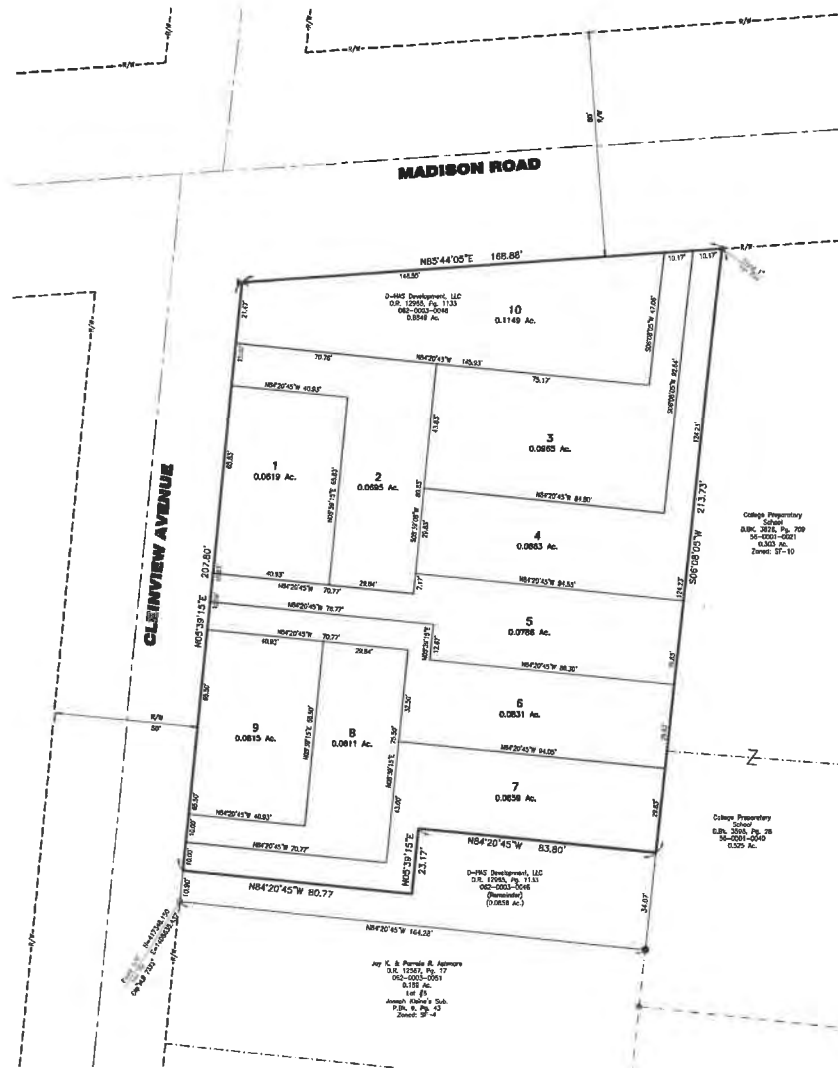
James Weaver, AICP
Senior City Planner



Charles C. Graves III
Director, Department City Planning

Record Plat: Sanctuary Court





NOTES

1. PRIOR DEED REF. O.R. 12045, Pg. 1133.
2. BOUNDARY BEARING STATE PLANE RADAR (2011).
3. DOCUMENTS USED AS SHOWN.
4. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
5. LINES OF OCCUPATION WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.
6. MONUMENTATION SET AS SHOWN.
7. FIELDWORK PERFORMED ON AUGUST 31, 2016.

LEGEND

- Set 5/8" Iron Pin (400-30-1/2" Dia)
- Round 5/8" Iron Pin (400-30-1/2" Dia)
- ✕ Set Cross Hatch
- Round Iron Pin

OWNERS CONSENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LESS HOLDERS OF THE LAND HEREON DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION.

WE, THE UNDERSIGNED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF LANDS. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIE ON SAID PROPERTY ON THE DATE OF ACCEPTANCE.

BY: D-HAS DEVELOPMENT, LLC

NAME:

PRINTED NAME:

TITLE:

STATE OF:

COUNTY OF:

BE RESEMBLED THAT ON THIS DAY OF , 20 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME D-HAS DEVELOPMENT, LLC AS REPRESENTED BY, WHO, ON BEHALF OF SAID CORPORATION AND FOR THEMSELVES AS SUCH OFFICERS DULY AUTHORIZED BY ITS BOARD OF DIRECTORS ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE FORESAID.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

WE, THE UNDERSIGNED, AS MORTGAGEES, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION.

DEED REFERENCE:

SITUATED IN SECTION 2, TOWN 3, RANGELAND, RANGE 2 B.T.M. MILL CREEK TOWNSHIP, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, AND BEING PART OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4 AND 5 OF JOSEPH ALBES SUBDIVISION IN HAMILTON HILLS AS RECORDED IN PLAT BOOK 8, PAGE 45 AS CONVEYED TO D-HAS DEVELOPMENT, LLC AND DEPOSED IN OFFICIAL RECORD 12045, PAGE 1133 OF THE HAMILTON COUNTY RECORDERS OFFICE CONTAINING 0.100 ACRES.

HOMEOWNERS ASSOCIATION

ALL LOTS RECORDED WITHIN THIS SUBDIVISION PLAT ARE SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS OF THE SANCTUARY COURT HOMEOWNERS ASSOCIATION, THE DECLARATION OF WHICH IS ON FILE IN OFFICIAL RECORD , PAGE , OF THE HAMILTON COUNTY RECORDERS OFFICE.

EXISTING ZONING

EXISTING ZONING IS PLANNED DEVELOPMENT (PD)

CITY OF CINCINNATI PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CINCINNATI AT A MEETING HELD THE DAY OF , A.D. 20 .

APPROVED BY:

CHARLES C. GROVER, JR.
DIRECTOR, DEPARTMENT OF CITY PLANNING

OWNER/DEVELOPER

D-HAS DEVELOPMENT, LLC
280 COMPTON ROAD
CINCINNATI, OHIO 45219
(513) 858-0281

INDEX TO SHEETS

- 1- PLAT
- 2- EASEMENTS



THE SANCTUARY COURT
SUBDIVISION
SECTION 2, TOWN 3, RANGELAND, RANGE 2 B.T.M.
MILL CREEK TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
RECORD PLAT



1-3-17

1 OF 2

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

JEFFREY K. LAMBERT DATE
REG. SURVEYOR IN THE STATE OF OHIO



**THE SANCTUARY COURT
SUBDIVISION**
SECTION 2, TOWN 3, FRACTIONAL RANGE 2 8TH
MILL CREEK TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

RECORD PLAT

**bayer
becker**
www.bayerbecker.com
1404 Rouse Street, Suite 204
Cincinnati, OH 45202 • 513.834.9151

DRAWING: 151015-032 RC
 REVISION: 1
 Issue Date: 1-3-12
 Sheet: 2 OF 2

**Honorable City Planning Commission
Cincinnati, Ohio**

April 7, 2017

SUBJECT: A report and recommendation on a proposed expansion of the Veracruz restaurant at 3106 Price Avenue, within Interim Development Control Overlay District No. 80, Incline District Investment Area in East Price Hill.

BACKGROUND:

On June 3, 2016, the City Planning Commission recommended approval of Interim Development Control (IDC) No. 80 to City Council and recommended that the Department of City Planning conduct a zoning study in the area. On June 15, 2016, Cincinnati City Council established IDC No. 80 by emergency ordinance for a period of three months and directed City Planning staff to undertake a zoning study for this area to address the concerns that land speculators have begun to acquire small parcels and potentially threaten land uses that threaten redevelopment efforts. The outcome of the zoning study was to limit and make appropriate text amendments to “food markets”, which the City Planning Commission approved on March 17, 2017. This text amendment will be reviewed by City Council in May. This establishment falls under an “eating and drinking establishment.” A nine-month extension was approved by City Planning Commission on July 15, 2016 and by City Council on August 3, 2016. The IDC will expire on June 15, 2017.

According to §1431-15 of the Cincinnati Zoning Code, the City Planning Commission has the duty to review applications in the established IDC No. 80 Incline District Investment Area. The Department of City Planning staff is the designated administrative reviewer. All permits that fall within the IDC No. 80 boundary for new construction, demolition of existing structures, exterior alterations or additions to existing structures, changes in use, site improvements, construction or reconstruction of streets or curb cuts, and excavation and fill are made subject to review by the City Planning Commission in accordance with the “Regulations and Application Review Guidelines for Interim Development Control District No. 80, Incline District Investment Area [...] and Designation of Administrative Reviewer.”

The subject property is within the Commercial Neighborhood - Pedestrian (CN-P) zoning district and is owned by KB Partners LLC. The building contains one commercial space, according to the submitted building plan. This space contains the Veracruz restaurant. The proposed expansion plan includes additional dining and seating east of existing space, a bar, and an outdoor patio. Plans for the expansion were first applied for on March 8, 2017, the proposed expansion is considered an addition to an existing structure, which requires IDC review.

The proposed project may also require several variances and conditional uses. Please see attached letter from zoning administrator Matthew Shad.

ANALYSIS:

According to Section 1431-17 of the Cincinnati Zoning Code, “[t]he administrative reviewer appointed pursuant to subparagraph 1431-7(c) has the duty to prepare an advisory report that evaluates whether the proposed work is in compliance with the application review guidelines adopted. The administrative reviewer has the duty to file the report with the City Planning Commission within 30 business days of the date of application.” These factors or guidelines include:

- (a) **Proposed Work Permitted by Current and Proposed Zoning.** The proposed work is permitted or conditionally permitted in the base district, conforms to all standards and performance criteria of the Cincinnati Zoning Code and does not conflict with any proposed amendment to the Cincinnati Zoning Code then under consideration by the City Planning Commission or Council.

The property is zoned Commercial Neighborhood – Pedestrian (CN-P), which encourages businesses like the one proposed. There are no proposed amendments to the Cincinnati Zoning Code that would prohibit this use.

- (b) **Proposed Work Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns in the surrounding neighborhood and community.
The proposed expansion is compatible with the prevailing land uses in the neighborhood. In 2012, this area was rezoned to CN-P to facilitate commercial and retail development.
- (c) **No Detrimental Effect to the Public.** The proposed work is not detrimental to the public peace, health, safety or general welfare.
The proposed expansion would pose no negative effects on the adjoining property owners or the public. If the outdoor patio has entertainment, this may have a negative effect on adjoining property owners due to increased noise, but it is not known at this time if they plan on having outdoor entertainment.
- (d) **No Adverse Effect on Adjoining Properties.** The proposed work has no adverse effect on the access to the property for fire and police protection and adequate public facilities and services, access to light and air from adjoining properties, traffic conditions, transportation requirements and facilities or development and use of adjacent land, structures and buildings.
The proposed expansion poses no adverse effects to adjoining properties, which are also owned by KB Partners LLC.

According to IDC No. 80, “[a]ll applications subject to review in Section 1 above shall be reviewed by the City Planning Commission in accordance of the general standards set forth in Section 1445-13 of the Cincinnati Zoning Code.” Section 1445-13, General Standards; Public Interest, is intended to maximize both the public interest and private benefits. These factors or guidelines include:

- (a) **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The property is zoned Commercial Neighborhood – Pedestrian (CN-P). This type of business, an eating and drinking establishment, is permitted in this zoning district, but variances, special exceptions and conditional uses may be required for the proposed plans.
- (b) **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
There are no specific guidelines adopted or approved by Council in this location, other than the CN-P zoning.
- (c) **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
The Incline District Master Plan (2012), specifically notes this area to be developed as one of many commercial nodes along Price Avenue (page 38). The Price Hill Plan (2015), notes this as an area for development opportunity in their Future Land Use Map (page 16). It is also consistent with Plan Cincinnati (2012), under the Compete Initiative Area, specifically the strategy to “grow our own, by focusing on retention, expansion and relocation of existing businesses.” (page 104)
- (d) **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
Traffic may increase slightly due to more customers coming to this area.

- (e) **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
Adjoining properties are also zoned CN-P, therefore buffering is not required.
- (f) **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
The landscaping will need to meet the requirements for CN-P zoning.
- (g) **Hours of Operation.** Operating hours are compatible with adjacent land uses.
Hours of operation would be every day from 11 AM to 9 PM according to the Veracruz Facebook page, which is consistent with existing hours.
- (h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The addition reinforces the desirable transition to a more pedestrian-friendly district by expansion along the front lot line and adds to the revitalization of the Incline District and the East Price Hill neighborhood.
- (i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
The goal of this IDC is to allow time for City staff and the East Price Hill community to study zoning and other solutions in the area. The outcome of the zoning study was to limit "food markets", (March 17, 2017). This establishment falls under an "eating and drinking establishment."
- (j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There is no perceived adverse effect from the proposed expansion. The expansion plan will not have an adverse effect on the character of the area or the public health, safety, and general welfare, and will be constructed, arranged, and operated to be compatible with the use and development of neighboring properties in accord with applicable district regulations.
- (k) **Blight.** The elimination or avoidance of blight.
The proposed expansion will develop what was previously a vacant lot.
- (l) **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed expansion will help the restaurant serve more customers and potentially draw more patrons to the area. It will also increase sales and property taxes.
- (m) **Job Creation.** The creation of jobs both permanently and during construction.
The construction of the proposed expansion may require the new dining and bar services to hire more staff, and may create temporary construction jobs while it is being built.
- (n) **Tax Valuation.** Any increase in the real property tax duplicate.
The proposed expansion should increase the value of the property, which would result in increased real estate taxes.
- (o) **Private Benefits.** The economic and other private benefits to the owner or applicant.
The proposed expansion allows more customers to visit the restaurant, which should increase revenue for the property owner.

(p) **Public Benefits.** The public peace, health, safety or general welfare.

The proposed expansion will be an attractive amenity to residents and visitors to East Price Hill.

Although this project will need variances, the proposed expansion generally meets or is not applicable to all of the guidelines in Section 1445-13 of the Cincinnati Zoning Code. This IDC review is for the expansion of the Veracruz restaurant and any permits incidental to the expansion, such as retaining walls, signage etc. Any variances, conditional uses etc. related to this project will need to be approved by the Zoning Hearing Examiner.

CONSISTENCY WITH PLANS:

The Incline District Master Plan (2012), specifically notes this area to be developed as one of many commercial nodes along Price Avenue (page 38). The Price Hill Plan (2015), notes this as an area for development opportunity in their Future Land Use Map (page 16). It is also consistent with Plan Cincinnati (2012), under the Compete Initiative Area, specifically the strategy to “grow our own, by focusing on retention, expansion and relocation of existing businesses.” (page 104)

PUBLIC COMMENT:

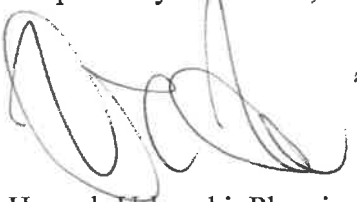
Staff sent notice to all adjoining property owners as well as the East Price Hill Improvement Association and Price Hill Will. To date, staff has received two letters of support for the project. One letter is from KB Partners LLC, the property owner, and the other from Don Johnson of Cutler Real Estate.

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

1. **ADOPT** the Department of City Planning staff findings that the permit applications conform to the application review guidelines for Interim Development Control Overlay District No. 80, Incline District Investment Area, and meets the standards set forth in Cincinnati Zoning Code Sections 1431-17 and 1445-13, as discussed on pages one to four (1-4) of this report; and,
2. **APPROVE** The proposed expansion at 3106 Price Avenue, the Veracruz restaurant, within Interim Development Control Overlay District No. 80, Incline District Investment Area in East Price Hill.

Respectfully Submitted,



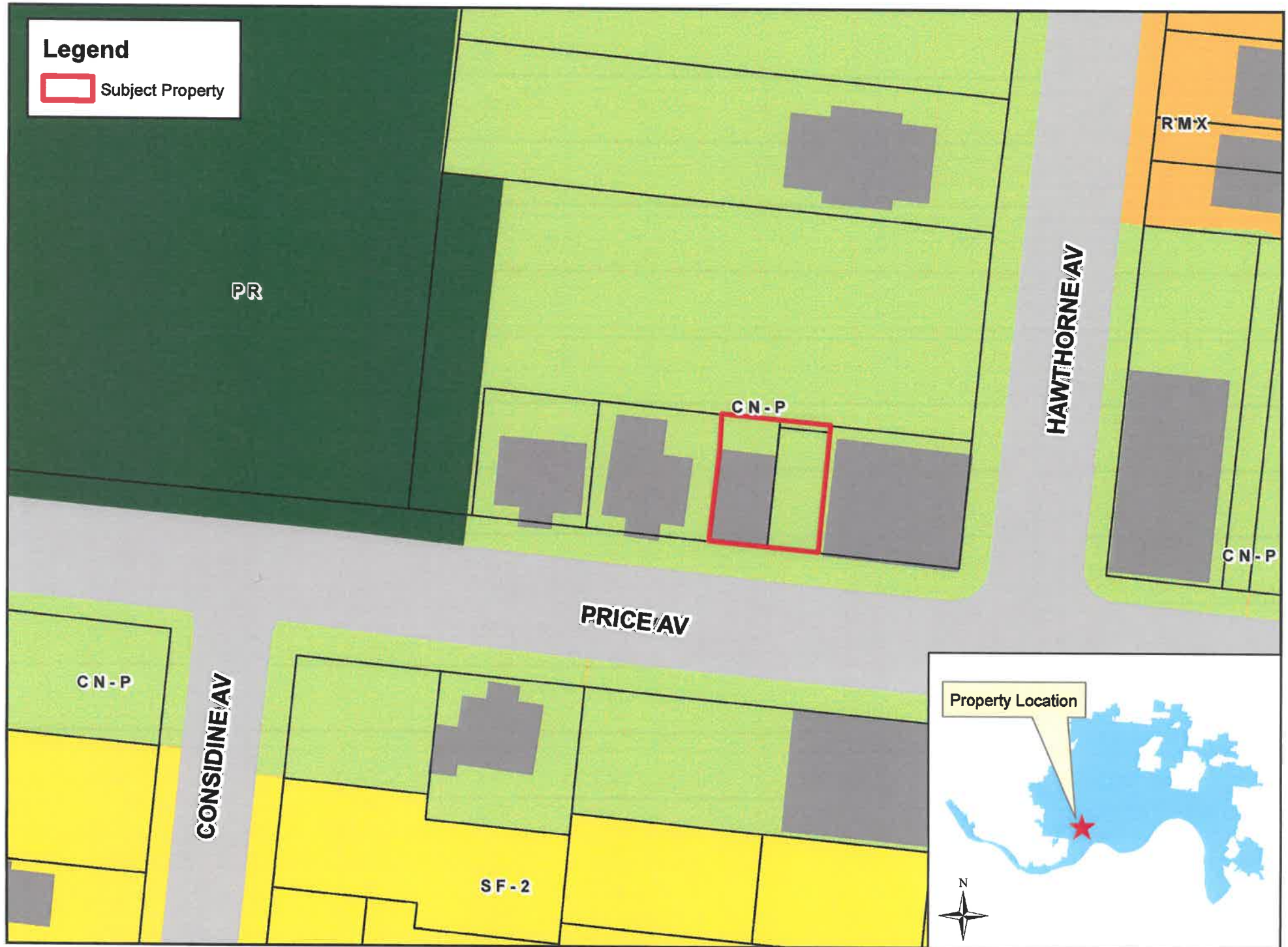
Hannah Urbanski, Planning Intern
Department of City Planning

Approved:



Charles C. Graves, III, Director
Department of City Planning

IDC Review: Expansion: Veracruz Restaurant at 3106 Price Avenue



[illegible]

3106-8 PRICE AVENUE, CINCINNATI, OH 45229
VERACRUZ RESTAURANT

A4.1



March 27, 2017



SUBJECT: Plan No.: 2017P02171

Location: 3106 PRICE AV

Request: Commercial Addition

Zoning District: CN-P

Commercial Neighborhood

MICHAEL UHLENHAKE
114 E 13TH
CINCINNATI OH 45202

Dear MICHAEL UHLENHAKE

I have received and reviewed the subject project for compliance with the Zoning Code of the City of Cincinnati, and it is being delayed for the following reason(s):

Project is within IDC. Planning Commission approval is required.

1) *Prepare and record lot reconfiguration as proposed building shown to be constructed over existing property lines. Professional Surveyor required to complete lot reconfiguration.*

" *Page G1 inaccurately demonstrates a property line configuration that does not presently exist.*

" *Project is proposed to be constructed over existing property lines (Parcels 175-0017-0124, 175-0017-0024, and 175-0017-0167).*

" *Develop proposed lot configuration by Professional Surveyor and show proof of recording.*

" *Building Permits cannot be issued prior to recording of property reconfiguration.*

2) *Prepare accurate site plan by professional surveyor accurately depicted necessary regrading and potential retaining walls for proposed Outdoor Area.*

" *Page G1 represents no required grading in the rear for the proposed Outdoor Area.*

" *Topographic maps and site inspection reveal immediate grade change on the rear of the building.*

" *Approval of the Outdoor Area shall require a detailed plan of construction and accurate grading plan and any proposed retaining walls.*

" *Retaining Walls shall require separate permit.*

3) *Sec. 1425-19: Proposed Multi-Tenant building shall be required to provide a minimum of 6 spaces for the Eating and Drinking Establishment and 10 spaces for the Retail tenant area. Demonstrate proposed construction of legal Parking Facility onsite or compliant off-site parking.*

" *Existing Retail Building = 2,484 sq. ft.*

" *Proposed Eating and Drinking Establishment to be 2,221 square feet.*

" *Proposed Outdoor Area to be 915 sq. ft.*

4) *Sec. 1409-09 requires minimum building height of 15 ft. Applicant shall increase façade height for entire restaurant such that applicant can demonstrate parapet wall will conceal all HVAC roof equipment.*

5) *Sec. 1419-21(b) - Conditional Use Approval required when proposed property is within 100 feet of residential zoning district.*

6) *Sec. 1419-21(c) - Size of Outdoor Area cannot exceed 1,111 sq. ft. without Conditional Use Approval.*

7) *Sec 1419-21(e) - If Outdoor Entertainment is desired, Conditional Use Approval is required when Outdoor Area is within 500 feet of a Residential District.*

8) *Sec. 1419-21(g) - Outdoor Area is prohibited to operate between Midnight and 7 a.m. Friday and Saturday and 10 p.m. to 7 a.m. all other days*

9) *Sec. 1421-35 - Comply with Refuse Storage Area requirements.*

10) *Proposed Awning shall require a Revocable Street Privilege. Demonstrate RSP application and approval in this permit or remove awning and apply under separate permit.*



11) Clarify as to whether you are anticipating an Outdoor Area within the right of way. An RSP is required and detailed plans required for such Outdoor Area.

12) No signage is proposed in this submission. Signage shall have to apply under separate permit.

The Zoning Code is Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at www.cincinnati-oh.gov/planning.

You may obtain a Zoning Hearing Application Form with instructions on the City website at <http://www.cincinnati-oh.gov/planning/about-city-planning-buildings/zoning-hearing-examiner/>. If you have any questions with regards to the submission of your Zoning Hearing application and documentation, please contact me or Rodney Ringer, Senior City Planner at 513-352-4847.

All revisions to plans must be made **in person** at Buildings and Inspections, 805 Central Avenue, Suite 500. Please submit as many copies of the revisions as were submitted with the original Building Permit Application.

I will be happy to assist you with any Zoning questions or concerns you may have. Please call me at with questions or to make an appointment.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Shad".

Matthew Shad
Zoning Administrator
513.352.3418

***Check the status of your permit via the web by using the following link:**
<http://cagis.hamilton-co.org/opal/apd.aspx?QSPerm=2017P02171>



March 27, 2017

Department of Building and Inspections
Zoning Department
Attn: Zoning Plan Examiner
805 Central Ave.
Suite 500
Cincinnati, OH 45202

Subject: Veracruz Mexican Grill
3108 Price Avenue

Dear Zoning Plan Examiner:

I am writing to express my support for the Zoning Relief in the form of a Conditional Use Approval for the creation of the exterior patio for the existing Veracruz Mexican Grill.

The Veracruz Mexican Grill is a positive contributor to our neighborhood and provides additional economic stability to our business district.

The addition of this exterior patio will enhance the vitality and serve the immediate neighborhood. It will also compliment the Bloc Coffee Company, the Somm Wine Bar and Kitchen and the Flats Art Gallery, all located in close proximity within the Incline Business District.

Sincerely,

A handwritten signature in black ink, appearing to be 'Don Johnson', written over a horizontal line.

Don Johnson
Cutler Real Estate
Regional Vice President
6460 Harrison Avenue, Suite 100
Cincinnati, OH 45247
donjohnson@cutlerhomes.com
513.703.0658

KB Partners, LLC

Development & Management

2155 West Eight Street

Cincinnati, Ohio 45204

March 26, 2017

To: Department of Building & Inspections
Zoning Department
Attn: Zoning Plan Examiner
805 Central Ave.
Suite 500
Cincinnati, Ohio 45202

Subject: Veracruz Mexican Grill
3108 Price Ave

Dear Zoning Plan Examiner:

I am writing to express my support for the Zoning Relief in the form of a Conditional Use Approval for the creation of an exterior patio for the existing Veracruz Mexican Grill.

The Veracruz Mexican Grill is a positive contributor to our neighborhood and provides additional economic stability to our business district.

The addition of this exterior patio will enhance the vitality and serve the immediate neighborhood. It will also compliment the Bloc Coffee Company, the Somm Wine Bar and Kitchen and the Flats Art Gallery all located in close proximity within the Incline Business District.

Sincerely,

William J Burwinkal

Bill Burwinkal
Managing Partner
1(513)244-8023

Thomas Koopman

Tom Koopman
Managing Partner
1(513)244-8049

CPC ITEM # 8

**Honorable City Planning Commission
Cincinnati, Ohio**

April 7, 2017

SUBJECT:

A report and recommendation on variances to the Zoning Code to permit the subdivision of land at 2610 Riverside Drive in East End.

BACKGROUND:

The property is 0.179 acres (7,797 square feet) and currently contains one single-family home. The zoning of this property is Residential-Mixed (RMX), which permits new one-to-three family homes and requires a minimum of 2,500 square feet per single-family home. The City Planning Commission approved the sale of property to TD Ferguson, LLC on August 5, 2016. The applicant is proposing to split the property into three lots. The permits for the additional buildings went through the variance process on September 21, 2016, where all variances, including for minimum lot size were approved. The City Planning Commission is the platting authority of the City of Cincinnati, so the minimum lot size variance can only be approved by the City Planning Commission.

David Ferguson is requesting variances to minimum lot size for two of the three lots. The applicant is requesting the following variances:

2610 Riverside Drive			
Variance to:	Required	Proposed	Relief Requested
SEC. 1405-07 Dev. Regulations	Minimum 2,500 SF lot	2,352 SF	148 SF
SEC. 1405-07 Dev. Regulations	Minimum 2,500 SF lot	2,483 SF	17 SF

CRITERIA/ANALYSIS:

Section 700.2 of the Subdivision regulations permits the City Planning Commission to grant variances from the design standards set forth in Chapter 4 of these regulations when it finds:

1. Exceptional or extraordinary circumstances or conditions applying to the subject property that do not apply generally to other properties in the same district or vicinity.
The proposed lots are actually larger than many surrounding lots. The three lots could be configured to all meet the 2,500 square foot minimum lot size, but can't be due to a DOTE condition.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.
The proposed lots are larger than most surrounding lots, and the proposed new construction is a lower density than what was there previously.
3. The variance will not be detrimental to the public welfare or injurious to the interests of other owners of property in the vicinity.
The proposed parcel configuration creates a lower density than what was there previously.

CONSISTENCY WITH PLAN CINCINNATI:

Plan Cincinnati does not address lot splits, but this proposal will result in two new homes, which is consistent with the strategy under the Live Initiative Area to “provide quality healthy housing for all income levels (page 165).”

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the variances to the Zoning Code to permit the subdivision of land at 2610 Riverside Drive in East End.

Respectfully submitted:

Approved:

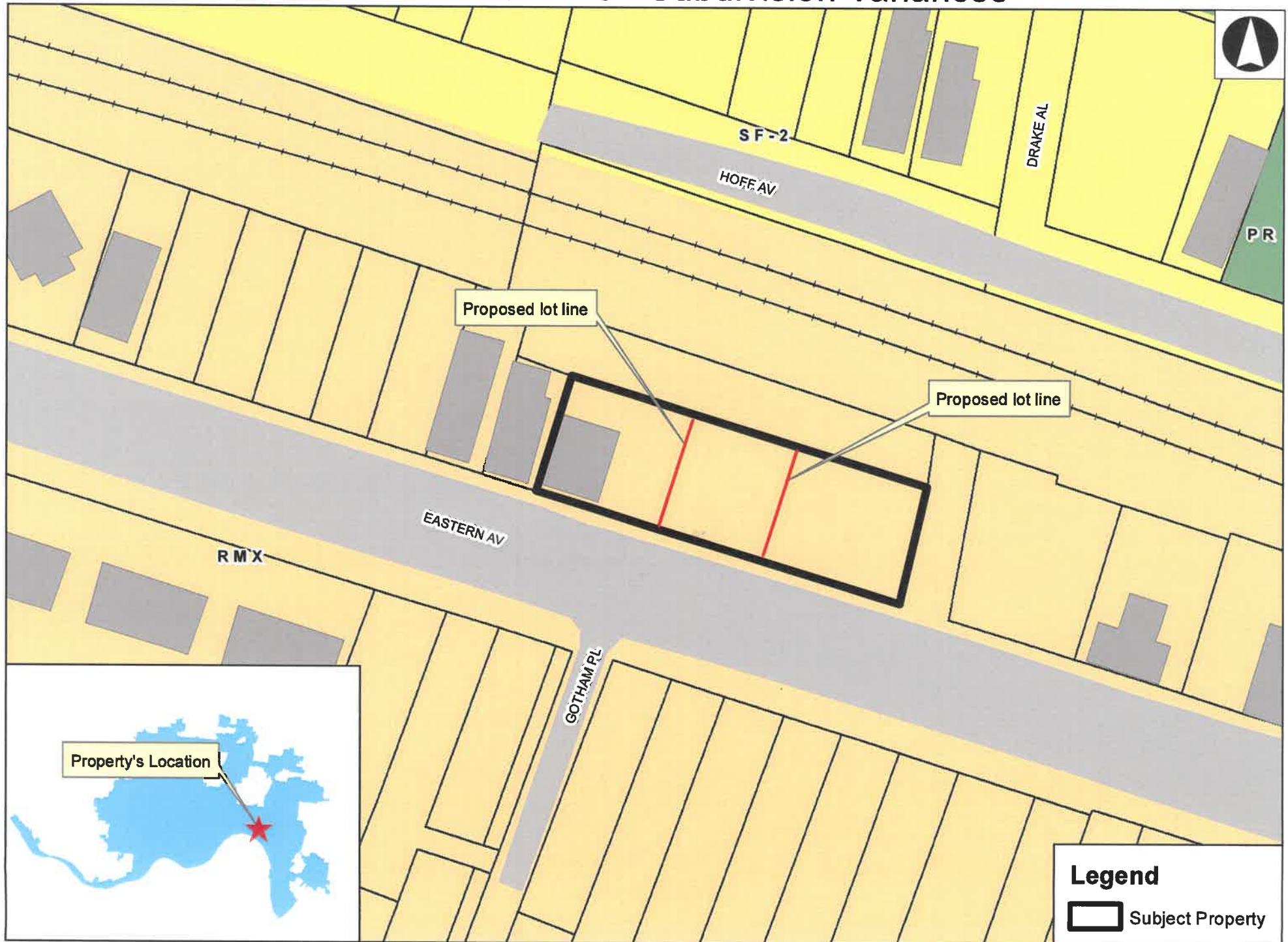
A blue ink handwritten signature, appearing to be 'J. Weaver', with a long horizontal line extending to the right.

James Weaver, AICP
Senior City Planner

A black ink handwritten signature that reads 'Charles C. Graves III'.

Charles C. Graves III
Director, Department City Planning

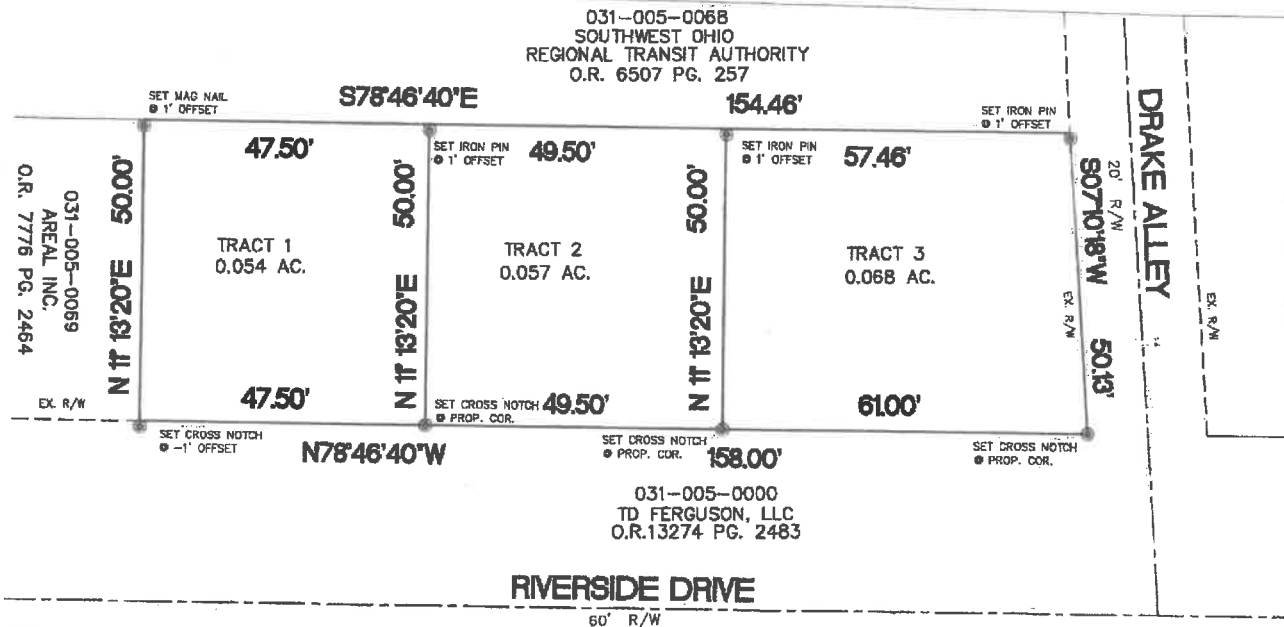
2608 Riverside Drive - Subdivision Variances



BASIS OF BEARINGS
 P.B. 361 PG. 16



Anthony L. Dillinger
 OHIO REG. SURVEYOR NO. 7951
 THIS PLAT IS A TRUE AND ACCURATE
 RESULT OF A FIELD SURVEY MADE
 UNDER MY DIRECTION AND ALL
 MONUMENTATION HAS BEEN FOUND
 OR SET AS SHOWN



NOTES:

1. OCCUPATION IN GENERAL FITS SURVEY
2. THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN
3. ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED
4. * DENOTES FOUND IRON PIN UNLESS OTHERWISE NOTE
5. ● DENOTES SET IRON PIN UNLESS OTHERWISE NOTE

PARCEL NO. 031-005-0000⁹⁶

PLAT OF SURVEY FOR TD FERGUSON, LLC

SITUATE IN
 SECTION 32, TOWN 4, FRACTION
 RANGE 2, MIAMI PURCHASE
 COLUMBIA TOWNSHIP
 HAMILTON COUNTY, OHIO

PREPARED BY:
 ANTHONY L. DILLINGER
 MARCH 19, 2016
 REVISED: OCTOBER 05, 2016

CLOSURE:

Parcel name: TRACT 1

North: 5034.8073 East: 4957.0728
 Line Course: N 11-13-20 E Length: 50.0000
 North: 5083.8513 East: 4985.8035
 Line Course: S 78-46-40 E Length: 47.5000
 North: 5074.6071 East: 5013.3953
 Line Course: S 11-13-20 W Length: 50.0000
 North: 5025.5631 East: 5003.6646
 Line Course: N 78-46-40 W Length: 47.5000
 North: 5034.8073 East: 4957.0728

Area: 2,375 sq.ft. 0.054 acres

Error Closure: 0.000000 Course: S 90-00-00 E
 Error North: 0.000000 East: 0.000000
 Precision 1: 195,000,000.0000

Parcel name: TRACT 2

North: 5025.5631 East: 5003.6646
 Line Course: N 11-13-20 E Length: 50.0000
 North: 5074.6071 East: 5013.3953
 Line Course: S 78-46-40 E Length: 49.5000
 North: 5084.9736 East: 5061.9489
 Line Course: S 11-13-20 W Length: 50.0000
 North: 5015.9298 East: 5052.2181
 Line Course: N 78-46-40 W Length: 48.5000
 North: 5025.5631 East: 5003.6646

Area: 2,475 sq.ft. 0.057 acres

Error Closure: 0.000000 Course: S 90-00-00 E
 Error North: 0.000000 East: 0.000000
 Precision 1: 199,000,000.0000

Parcel name: TRACT 3

North: 5004.0581 East: 5112.0518
 Line Course: N 78-46-40 W Length: 61.0000
 North: 5015.9298 East: 5052.2181
 Line Course: N 11-13-20 E Length: 50.0000
 North: 5084.9736 East: 5061.9489
 Line Course: S 78-46-40 E Length: 57.4594
 North: 5053.7912 East: 5118.3096
 Line Course: S 07-10-18 W Length: 50.1252
 North: 5004.0581 East: 5112.0518

Area: 2,961 sq.ft. 0.068 acres

Error Closure: 0.000077 Course: S 84-06-57 E
 Error North: -0.0000079 East: 0.0000765
 Precision 1: 2,838,761.0390

**Honorable City Planning Commission
Cincinnati, Ohio**

April 7, 2017

SUBJECT:

A report and recommendation on a change in zoning for property located at 3001 Woodburn Avenue, and 1521 and 1523 Gilpin Avenue in Evanston from RMX Residential Mixed District and CC-M Commercial Community Mixed District to expand the existing Planned Development #72 (PD-72) DeSales Flats III, a Major Amendment to the Concept Plan and Final Development Plan.

GENERAL INFORMATION:

Owner: Towne Development Group
1055 St. Paul Place
Cincinnati, Ohio 45202

Petitioner: Chad Munitz
1055 St. Paul Place
Cincinnati, Ohio 45202

BACKGROUND:

On February 6, 2015 the Cincinnati City Planning Commission recommended approval for a Planned Development District at 3001 Woodburn Avenue in Evanston. Cincinnati City Council adopted Ordinance No. 63-2015 creating PD-72 on March 11, 2015. A Final Development Plan was approved by the Cincinnati City Planning Commission on July 15, 2006 to permit the construction of three apartment buildings that have frontage on Woodburn Avenue and Lincoln Avenue.

The Towne Development Group has acquired additional property at 1521 and 1523 Gilpin Avenue to enlarge the existing Planned Development.

The original proposed site was approximately 2.4 acres in size. The petitioner requests a Major Amendment to the Concept Plan to add 0.5235 acres of property that fronts on to Gilpin Avenue to create a 3.05 acre site.

The petitioner is also seeking Final Development Plan approval for DeSales Flats III. According to Chapter 1429-13 of the Cincinnati Zoning Code, following approval of a PD District with a concept plan and development program statement, a final development plan must be submitted to the City Planning Commission (§ 1429-13). A final development plan must be filed for any portion of an approved concept plan that the applicant wishes to develop and this plan has to conform substantially to the approved concept plan and Development Program Statement.

The applicant seeks approval of both the Major Amendment and the Final Development Plan concurrently. Chapter 1429-16 of the Cincinnati Zoning Code states: the City Planning Commission may review and approve the Concept Plan, Development Program Statement and the Final Development Plan concurrently, provided that the applicant meets the submission requirements of both the Concept Plan and the Final Development Plan. The Planning Commission's approval of the Final Development Plan is contingent on the applicant obtaining City Council's approval of the Planned Development map amendment without changes

DESCRIPTION OF PROJECT:

DeSales Flats III is a residential community that contains 116 units in four buildings with frontage south of Gilpin Avenue, west of Woodburn Avenue, and north of Lincoln Avenue in Evanston. Parking will be provided in a 148 space surface parking lot. The parking lot is located behind the buildings accessed by a single gated entry and exit on Gilpin Avenue. A maintenance building is proposed on the western side of the parking lot. A swimming pool and fire pit area are proposed at the southeast corner of the site.

MAJOR AMENDMENT:

The Cincinnati Zoning Code (§ 1429-12) allows for amendments to the Concept Plan as follows:

- (a) Minor Amendments. The Director of City Planning may approve minor amendments provided that they do not change building heights by more than ten percent, floor area by more than five percent, decrease parking spaces by more than ten percent or allow buildings or accessory uses closer to the perimeter property lines.
- (b) Major Amendments. Amendments to any Concept Plan other than a minor amendment must be approved by the City Planning Commission. Amendments that change the uses allowed or change the density of the development by more than ten percent require approval of the City Planning Commission and Council as a zoning map amendment.

One Major Amendment to the Concept Plan has been requested. The petitioner wishes to reclassify the vacant properties at 1521 and 1523 Gilpin Avenue currently zoned RMX Residential Mixed District and CC-M Commercial Community Mixed District as PD Planned Development. This would provide an additional 0.5235 acres of property. The plan is to construct an apartment building and expand parking lot on the additional property.

DIFFERENCES BETWEEN CONCEPT PLAN AND FINAL DEVELOPMENT PLAN:

The original concept plan for PD-72 known as Woodburn Village approved, March 11, 2015 and the Final Development Plan, approved July 15, 2006, are similar in design to the current DeSales Flats III application. The major difference being the additional land area, a fourth residential building fronting on Gilpin Avenue, reconfiguration of the parking lot, and a maintenance building.

	Concept Plan	Final Development Plan
Parking	119 surface parking spaces	148 surface parking spaces
Units	Total of 92 new units 80 One-bedroom units 12 Two-bedroom units	Total of 116 new units 56 one-bedroom units 48 one-bedroom units with den 8 two-bedroom units 4 two-bedroom units with den.
Site Acreage	Approximate 2.4 acre site	Approximate 3.05 acre site
Open Space	Open space accounts for 25% of the site	Open space accounts for 40% of the site

PUBLIC COMMENT:

The petitioner made presentations to the East Walnut Hills Assembly and Evanston Community Council in March of this year. A Public Staff Conference was held on February 23, 2017 where representatives from Towne Development Group, the project architect, and engineers reviewed the proposed project with City Planning Department Staff. There were two adjacent property owners present at the Staff Conference with questions concerning when the project would start, duration of the building construction and landscaping. Letters of support from the East Walnut Hills Assembly and Evanston Community Council are attached to this report.

CODE REQUIREMENTS:

Final Development Plan

Following approval of a PD District with a concept plan and development program statement, a final development plan must be submitted to the City Planning Commission (§ 1429-13). A final development plan must be filed for any portion of an approved concept plan that the applicant wishes to develop and this plan has to conform substantially to the approved concept plan and Development Program Statement. Consistent with the provisions of Section 1429-13, the following information was provided:

- a) **Survey** – A survey has been submitted. See attached.
- b) **Site Plan** – A site plan has been submitted. See attached.
- c) **Engineering Plans** – Engineering plans have been submitted. See attached.
- d) **Open Space** – The property will be occupied by four residential apartment buildings, associated parking, pool, and landscaping. The open space will be between buildings, the pool and fire pit area.
- e) **Schematic Building Plans** – Schematic building plans have been submitted. See attached.
- f) **Landscape Plans** – A landscape plan has been submitted. See attached.
- g) **Phase Schedule** – Construction is currently underway for the first three apartment buildings approved as a Final Development Plan on July 15, 2016. Construction of the fourth apartment building will begin immediately following approval.
- h) **Ownership** - The site is currently owned by Towne Development Group.
- i) **The property consists of the following parcels of land:** Hamilton County Auditor's Parcel Book 55, Page 2, Parcels 116, 17, 18, and 25.
- j) **Statement of Uses** - The principal use will be four residential apartment buildings.
- k) **Future Ownership and Control** – The future ownership and control of the property will be by the Towne Development Group.
- l) **Restrictive Covenants** – There should be a covenant for the use of the parking lot, pool and fire pit areas pursuant to § 1429-15(d).

Planning Commission Approval of Final Development Plan

The City Planning Commission may approve a final development plan for a development in a PD District (§ 1429-15) on consideration of the following:

- (a) Consistency. The final development plan is consistent with the purpose of the Planned Development District Regulations; specifically:
 - It allows for a more efficient and economically feasible development of property.
 - It ensures an orderly and thorough planning and review, which has produced quality design and development.
 - It provides for more creative development through flexibility in the design.
 - It allowed for significant areas of the site to remain as maintained open space and common open space.
 - It provided for the development of multiple buildings. Development of these parcels individually under prior zoning likely would not have been possible.
- (b) Adequate Streets. The existing public streets are adequate to serve the proposed development and properly interconnect with the surrounding existing road network.

- (c) Adequate Infrastructure. The developer has worked with Greater Cincinnati Water Works, the Metropolitan Sewer District, and Duke Energy to ensure that the proposed infrastructure, utilities and all other proposed facilities are adequate to serve the planned development and properly interconnect with existing public facilities. The petitioner will continue to work with the necessary agencies.
- (d) Covenant. The Department of City Planning must require covenants by the owner of the property in a form acceptable to the City Solicitor to be recorded indicating that the open spaces, parking areas, walks and drives as shown on the plan may not be used for any other purpose. The owner must further covenant that all streets, common areas, common utilities and other common facilities remain in common ownership by all owners of any interest in the land or buildings in the Planned Development other than a leasehold interest of less than five years. The applicant has committed to provide a covenant in accordance with § 1429-15 in connection with submission of building permits.
- (e) Release of Covenants. The City Manager, on receipt of a recommendation from the Director of City Planning, may recommend the covenant be terminated in the following instances: the particular use requiring a covenant is no longer necessary and the building permits have been terminated, or the condition or conditions requiring such covenant are no longer applicable.
- (f) Compatibility. The proposed uses, location and arrangement of structures, lots, parking areas, walks, open spaces, landscaping, lighting and appurtenant facilities are compatible with the surrounding land uses. The building design is appropriately scaled for the property for the adjoining streets. The materials and color choices are compatible with other buildings near PD-72.
 - 1) What appears as a reddish-brown brick texture in the renderings will be a Modular Brick Veneer. Full depth (3-5/8") set in a running bond pattern. The color depicted in the renderings is a close representation of the actual brick that will be selected.
 - 2) What appears as a light beige color in the renderings (on the first floor), and at window/door headers and sills, will be a Smooth Cast Stone product. There will be accent bands of cast stone with texture, but the field of cast stone pieces will be smooth to resemble limestone in appearance and texture.
 - 3) What appears as the medium brown color and the off-white color (above the first floor) in the renderings will be Fiber-Cement Panels with 1/2" aluminum reveals at each vertical and horizontal joint. The panels will be painted in the field. The colors shown in the renderings are a close representation of the actual colors that will be selected.
 - 4) The glass will be clear or nearly clear, double-pane, and argon filled with a Low-E coating for maximum energy efficiency
 - 5) The windows frames will be bronze or dark bronze in color, as depicted in the renderings.
- (g) Sufficiency of Legal Documents. Proposed covenants, easements and other provisions meet development standards.

- (h) Sufficiency of Provisions for Maintenance of Common Areas. Open space and common areas are identified and provisions have been made for the care and maintenance of such areas.

(i) Noise Levels

Table 1 Sunday through Wednesday

Receiving or Affected Property in District	7 a.m. to 7 p.m. Sunday through Wednesday	7 p.m. to 2 a.m. Sunday through Wednesday	2 a.m. to 7 a.m. Sunday through Thursday
Noise Level	60 dB	55 dB	55 dB

Table 2 Thursday

Receiving or Affected Property in District	7 a.m. to 7 p.m. Thursday	7 p.m. to Midnight Thursday	Midnight to 7 a.m. Friday
Noise Level	60 dB	55 dB	55 dB

Table 3 Friday through Saturday

Receiving or Affected Property in District	7 a.m. to 7 p.m. Friday through Saturday	7 p.m. to 2 a.m. Friday through Saturday	2 a.m. to 7 a.m. Saturday through Sunday
Noise Level	65 dB	60 dB	60 dB

ANALYSIS:

DeSales Flats III is a proposed residential community located south of Gilpin Avenue, west of Woodburn Avenue, and north of Lincoln Avenue in Evanston. This planned Development would make 116 dwelling units available in the neighborhood and make productive use of an underutilized site. The proposed Major Amendment, an addition of 0.5235 acres creates the opportunity for an additional apartment building and increase in residential density from 92 dwelling units to 116 dwelling units. The reconfigured parking lot with a single entry and exit from Gilpin Avenue is more efficient than previous configurations. The petitioner has successfully met the requirements of the Planned Development District

FINDINGS:

It is the opinion of staff of the Department of City Planning that the Final Development Plan for PD-72 DeSales Flats III is in compliance with §1429-15 "Planning Commission Approval of Final Development Plan" as outlined on pages 3, 4, and 5 of this report. The proposal is relatively consistent with the purpose of the Planned Development District Regulations and the previously reviewed and approved concept plan as amended.

CONSISTENCY WITH PLAN CINCINNATI:

In the Complete Initiative Area it is stated that we should focus development on the existing centers of activity by developing compact walkable mixed use districts and better connect them to residential areas (page 116). This project is near Towne Development Group's DeSales Flats Community located one block south and DeSales Plaza located two blocks south. One of the goals in the Live Initiative Area is to provide a full spectrum of housing options, and improve housing quality and affordability (page 148).

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE a change in zoning located at 3001 Woodburn Avenue, and 1521 and 1523 Gilpin Avenue in Evanston from RMX Residential Mixed District and CC-M Commercial Community Mixed District to expand the existing Planned Development #72 (PD-72) DeSales Flats III and;

APPROVE a Major Amendment to the original Concept Plan to increase the residential density from 92 dwelling units to 116 dwelling units with the addition of a fourth building fronting Gilpin Avenue, reconfigure the parking lot with 148 parking spaces, a maintenance building and;

APPROVE a Final Development Plan and noise level requirements cited above for DeSales Flats III within Planned Development #72 (PD-72) at 3001 Woodburn Avenue in Evanston and;

ADOPT the Department of City Planning Findings that Planned Development #72 (PD-72) DeSales Flats III is in compliance with §1429-15 as described on page 5 of this report and;

REQUIRE a covenant for the use of the parking lot, pool and fire pit areas by apartment residents pursuant to § 1429-15(d).

Respectfully submitted:

Approved:



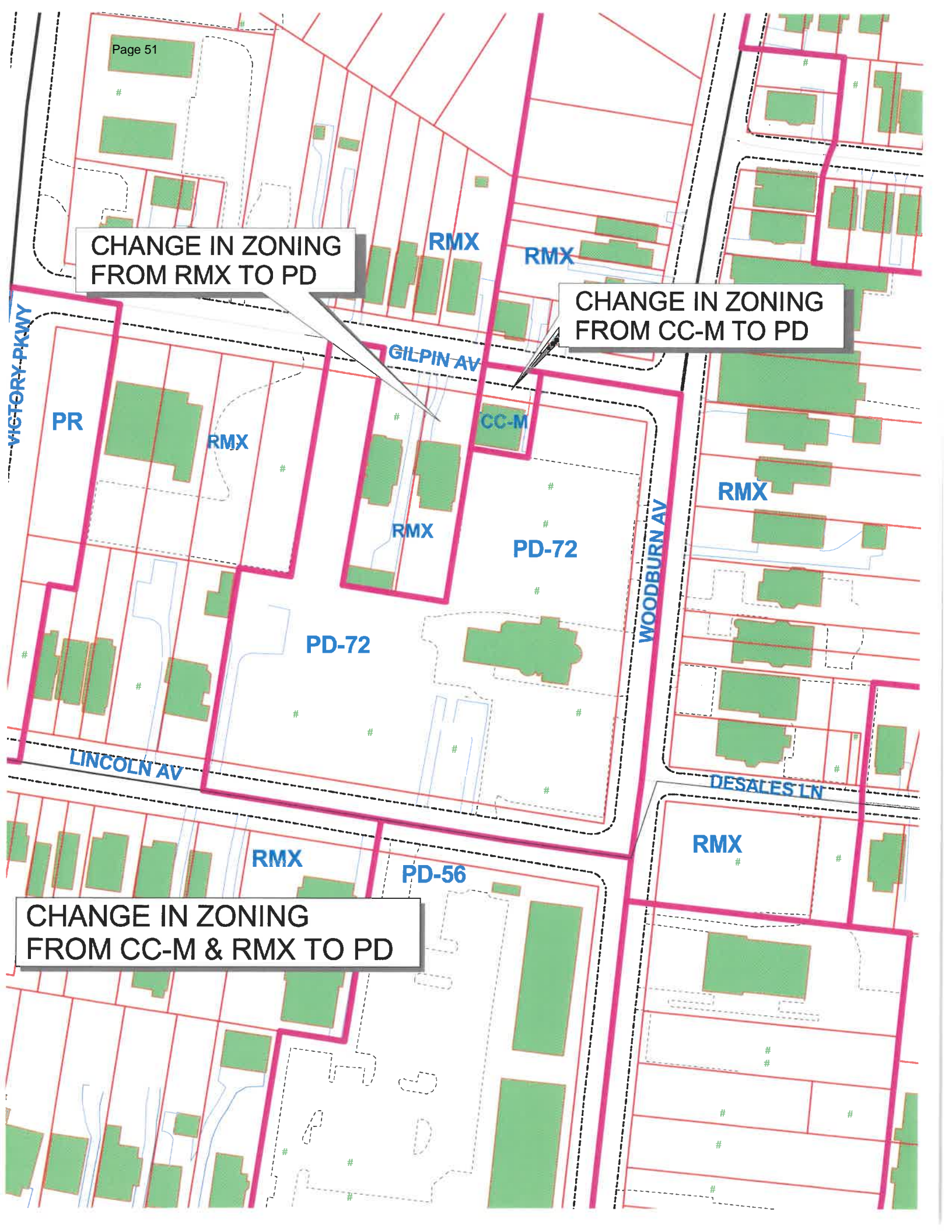
Stephen C. Briggs
Senior City Planner



Charles C. Graves III
Director, Department of City Planning

CHANGE IN ZONING
FROM RMX TO PD

CHANGE IN ZONING
FROM CC-M TO PD



CHANGE IN ZONING
FROM CC-M & RMX TO PD



Final Development Plan
Approved July 15, 2016



DeSALES flats III

3001 Woodburn Ave., Cincinnati, OH
site rendering | 09.12.2016





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**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 2-6-17

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the CC-M, RMX, PD Zone District to the PD Zone District.

Location of Property (Street Address): 3001 WOODBURN, 3015 WOODBURN,1530 LINCOLN, 1529 GILPINArea Contained in Property (Excluding Streets): 3.0500 AC., 132,859 S.F.Present Use of Property: VACANT GROUNDProposed Use of Property & Reason for Change: NEW CONSTRUCTION OF 116 LEED CERTIFIED APARTMENTS. PD ZONING REQUIREDProperty Owner's Signature: DESALES APARTMENTS III, LLCName Typed: CHAD MUNITZ, J.P.Address: 1055 ST. PAUL PL., 2ND FL. OH 45202 Phone: 513-381-8496Agent Signature: M. DooleyName Typed: Michael P. DooleyAddress: 1404 Race Street, Suite 204 Phone: 513-792-9851
Cincinnati, OH 45202Please Check if the Following Items are AttachedApplication Fee ☒Copies of Plat ☒Copies of Metes and Bounds ☒



at The Monastery
1055 St. Paul Place
Cincinnati, OH 45202

513 381 8696 tel
513 345 6975 fax
info@towneproperties.com
towneproperties.com

January 22, 2017

Steve Briggs
Senior City Planner
Department of City Planning
Centennial Plaza Two
805 Central Avenue, Suite 720
City of Cincinnati
Cincinnati, OH 45202

Delivered via email

RE: Concept and Final Development Plan

Steve:

I wish to formally request planning commission approval of the Concept and Final Development plan for our DeSALES flats II development.

The City and Planning Commission have previously approved PD 72 for the DeSALES flats II project. Since that approval, Towne Properties has been able to acquire three additional properties on Gilpin Avenue, the northern edge of the development. The additional properties allow the development to create an additional building on Gilpin that has 24 one bedroom apartments. The additional building has the same look, feel and materials as the other three buildings in the development. The addition of these extra parcels also allows the project to create a better neighborhood feel. This is accomplished by the new building shielding the parking lot and also reducing the number of curb cuts/driveways into the development.

Per the attached drawings and collateral material submitted, you will find information to finalize our zoning.

In summary, the 3.0425 acre development will create 116 new market rate rental multifamily housing units in the Evanston neighborhood of Cincinnati. The development will consist of four new constructed buildings that will occupy approximately 0.95 acres of the site. The remaining 2.0925 acres of open area will be used for landscaping, green space, 148 parking spaces, an outdoor pool and lounge and an outdoor fire-pit area.

The units, amenities and outdoor space will be built of high quality materials and serve as a Class 'A' development.

The unit mix will consist of 104 one-bedroom units and 12 two-bedroom units. The buildings will be three-story, wood frame construction with flat roofs. The exterior facades of the buildings will be a mix of brick, stone and cement fiber board.

Gated vehicular entry and exits will be located on Gilpin Avenue. The perimeter of the site will be surrounded by the apartment buildings, decorative fencing and landscaping. There will be a main community entrance at the corner of Woodburn and Lincoln Avenues with individual building entries along Lincoln, Woodburn and Gilpin Avenues.

Steve Briggs

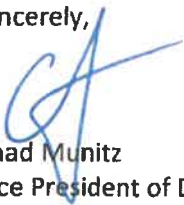
RE: Concept and Final Development Plan

Page 2

The project will be constructed in one phase and will be complete no more than one calendar year after the start of construction. We intend to begin construction in the winter of 2017.

Thank you so much for your attention to this matter. It has been a pleasure working with you on this development.

Sincerely,

A handwritten signature in blue ink, appearing to be 'CM', is written over the typed name and title.

Chad Munitz

Vice President of Development

**CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT
ZONING AMENDMENT REQUEST AND ZONING CHANGE REQUEST
(AMEND PD ZONING TO INCLUDE ADDITIONAL PARCELS)
(RE-ZONE RMX AND CC-M ZONING TO PD)
WOODBURN AVENUE, LINCOLN AVENUE AND GILPIN AVENUE**

We are requesting an amendment to the current zoning of PD to include three additional parcels. The current PD zoning designation includes the following street addresses:

1520, 1524, 1526, 1530 Lincoln Avenue
1521, 1523, Gilpin Avenue
3001, 3003, 3005, 3011, 3015, 3019, 3023, 3025 Woodburn Avenue
2.5265 acres, 110,056 s.f.

We are requesting re-zoning of the three street addresses shown below to PD:

1525, 1527 Gilpin Avenue (currently zoned RMX)
1529 Gilpin Avenue (currently zoned CC-M)
0.5235 acres, 22,803 s.f.

The above three street addresses are vacant ground. The inclusion of these three street addresses into the PD zoning will yield a total of 3.05 acres, or 132,859 square feet.

With the expanded PD zoning, we intend to construct four new apartment buildings (and a maintenance garage) with approximately 116 LEED certified apartment units, with on-site parking and a swimming pool.

The four new apartment buildings and maintenance garage will be located along Woodburn Avenue, Lincoln Avenue and Gilpin Avenue, as shown on the attached drawing. The buildings will be set a minimum of five feet off city sidewalks, with a minimum of 30' in between buildings, and a minimum of 20' next to adjacent parcels. Building heights will be a maximum of 40' from grade.

The unit mix will consist of 56 one-bedroom units (740 s.f. average), and 48 one-bedroom plus den units (825 s.f. average), 8 two-bedroom units (1,115 s.f. average), and 4 two-bedroom plus den units (1,215 s.f. average). The buildings will be three stories, wood frame construction, and flat roofs. The exterior facades of the buildings will be a mix of brick and siding. These units will be class A apartments, and will be considered a sister property to our DeSales Flats Apartment Community located one block south, and DeSales Plaza located two blocks south.

Gated vehicular entry and exit for the apartment site will be located on Gilpin Avenue. The perimeter of the site will be surrounded by the apartment buildings, including decorative fencing or landscaping to act as a buffer to adjacent properties. There will be a pedestrian entry at Building #1 (Lincoln Avenue) which will allow access to the community pool that will be shared with our sister properties to the south. All parking for the community will be on-site, surface parking. There will be 148 surface parking spots, which is 1.16 parking spaces per bedroom, or 1.27 parking spaces per unit.

DeSales Apartments III, LLC, an Ohio limited liability company (a division of Towne Properties) owns all the properties above. Requests for availability of service from MSD and CWW have been made to confirm capacity.

The projected development will be constructed in one phase, and will be completed within one year after construction commencement. Construction will begin immediately.

ID	Task Name	Duration	Start	Finish	Preced	Resource Names	Aug 21, '16							Aug 28, '16		
1	DeSALES Flats III 9/1/17/16	66 days	Mon 8/22/16	Mon 11/21/16			S	M	T	W	T	F	S	S	M	T
2	Bayer Becker Design	45 days	Mon 8/22/16	Fri 10/21/16												
3	Zoning	53 days	Mon 9/5/16	Wed 11/16/16	2SS+1											
4	Permit	21 days	Mon 10/24/16	Mon 11/21/16	3SS+3	PERMITS										
5	Site Work	76 days	Mon 12/5/16	Mon 3/20/17												
6	Clearing, Tree Removal	5 days	Mon 12/5/16	Fri 12/9/16	4FS+4	TCS										
7	Strip Topsoil Cut Fills Export 10416CY	16 days	Mon 12/12/16	Mon 1/2/17	6	TCS										
8	Fine Grade Building Pads	4 days	Tue 1/3/17	Fri 1/6/17	7	TCS										
9	Sanitary	6 days	Mon 1/9/17	Mon 1/16/17	8	TCS										
10	Storm Incls 2 Storm Techs	20 days	Tue 1/17/17	Mon 2/13/17	9	TCS										
11	WaterLine (Incls Vault Fire& Domestic	16 days	Tue 2/14/17	Tue 3/7/17	10	TCS										
12	Excavate B/Fill Concrete Ret/ Walls	8 days	Wed 3/8/17	Fri 3/17/17	11	TCS										
13	Misc	1 day	Mon 3/20/17	Mon 3/20/17	12	WEATHER										
14	Building 1 (20 IBR & Amenties)	187 days	Mon 1/9/17	Tue 9/26/17		TCS										
15	Foundation	20 days	Mon 1/9/17	Fri 2/3/17	8	WEATHER ??										
16	Underground MEP & Slab	10 days	Mon 2/6/17	Fri 2/17/17	15	NP										
17	Rough Frame	35 days	Mon 2/20/17	Fri 4/7/17	16											
18	MEP Rogh & Inspections	27 days	Mon 4/10/17	Tue 5/16/17	17											
19	Insulate & Inspections	7 days	Wed 5/17/17	Thu 5/25/17	18											
20	Exterior Finish	45 days	Wed 5/31/17	Tue 8/1/17	19SS+											
21	Pool	20 days	Wed 6/28/17	Tue 7/25/17	20SS+											
22	Drywall Hang & Finish	40 days	Fri 5/26/17	Thu 7/20/17	19											
23	GypCrete	3 days	Fri 7/21/17	Tue 7/25/17	22											
24	Unit Finish	45 days	Wed 7/26/17	Tue 9/26/17	23											
25	Office Leasing Space	45 days	Wed 7/26/17	Tue 9/26/17												
26	Fitness	45 days	Wed 7/26/17	Tue 9/26/17	24SS											
27	Club Room	45 days	Wed 7/26/17	Tue 9/26/17	26SS	TURNOVER BLDG 1										
28	Building 2 (36 1 BR)	173 days	Mon 2/6/17	Wed 10/4/17												
29	Foundation	20 days	Mon 2/6/17	Fri 3/3/17	15	TCS										
30	Underground MEP & Slab	10 days	Mon 3/6/17	Fri 3/17/17	29	NP										
31	Rough Frame	40 days	Mon 3/20/17	Fri 5/12/17	30											
32	MEP Rogh & Inspections	27 days	Mon 5/15/17	Tue 6/20/17	31											

Project: SS preliminary schedule Test
Date: Thu 11/17/16

Task

Split

Progress

Milestone

Summary

Project Summary

External Tasks

External Milestone

Deadline

ID	Task Name	Duration	Start	Finish	Preced	Resource Names	Aug 21, '16							Aug 28, '16		
							S	M	T	W	T	F	S	S	M	T
33	Insulate & Inspections	7 days	Wed 6/21/17	Thu 6/29/17	32											
34	Drywall Hang & Finish	40 days	Fri 6/30/17	Thu 8/24/17	33											
35	Exterior Finish	45 days	Mon 5/29/17	Fri 7/28/17	32SS+											
36	GypCrete	3 days	Mon 7/31/17	Wed 8/2/17	35											
37	Unit Finish	45 days	Thu 8/3/17	Wed 10/4/17	36	TURVOVER BLDG 2										
38	<u>Building 3 (24 1BR 12 2BR)</u>	173 days	Mon 3/6/17	Wed 11/1/17												
39	Foundation	20 days	Mon 3/6/17	Fri 3/31/17	29	TCS										
40	Underground MEP & Slab	10 days	Mon 4/3/17	Fri 4/14/17	39	NP										
41	Rough Frame	40 days	Mon 4/17/17	Fri 6/9/17	40											
42	MEP Rogh & Inspections	27 days	Mon 6/12/17	Tue 7/18/17	41											
43	Insulate & Inspections	7 days	Wed 7/19/17	Thu 7/27/17	42											
44	Drywall Hang & Finish	40 days	Fri 7/28/17	Thu 9/21/17	43											
45	Exterior Finish	45 days	Mon 6/26/17	Fri 8/25/17	42SS+											
46	GypCrete	3 days	Mon 8/28/17	Wed 8/30/17	45											
47	Unit Finish	45 days	Thu 8/31/17	Wed 11/1/17	46	TURNOVER BLDG 3										
48	<u>Buidling 4 (24 1BR)</u>	175 days	Mon 4/3/17	Fri 12/1/17												
49	Foundation	20 days	Mon 4/3/17	Fri 4/28/17	39	TCS										
50	Underground MEP & Slab	10 days	Mon 5/1/17	Fri 5/12/17	49	NP										
51	Rough Frame	40 days	Mon 5/15/17	Fri 7/7/17	50											
52	MEP Rough & Inspections	10 days	Mon 7/10/17	Fri 7/21/17	51											
53	Insulate & Inspections	7 days	Mon 7/24/17	Tue 8/1/17	52											
54	Drywall Hang & Finish	40 days	Wed 8/2/17	Tue 9/26/17	53											
55	Exterior Finish	45 days	Mon 7/24/17	Fri 9/22/17	52SS+											
56	GypCrete	3 days	Wed 9/27/17	Fri 9/29/17	54											
57	Unit Finish	45 days	Mon 10/2/17	Fri 12/1/17	56	TURNOVER BLDG 4										
58	<u>Balance Site Work</u>	20 days	Mon 12/4/17	Fri 12/29/17												
59	Demo Sidewalks Repour Export	6 days	Mon 12/4/17	Mon 12/11/17	57	TCS										
60	Base and Curb	7 days	Tue 12/12/17	Wed 12/20/17	59	TCS										
61	Dumpster Pad Fencing	5 days	Thu 12/21/17	Wed 12/27/17	60	TCS										
62	Final Surface	1 day	Thu 12/28/17	Thu 12/28/17	61	TCS										
63	Striping	1 day	Fri 12/29/17	Fri 12/29/17	62	COMPLETE										

Project: SS preliminary schedule Test

Date: Thu 11/17/16

Task

Split

Progress

Milestone

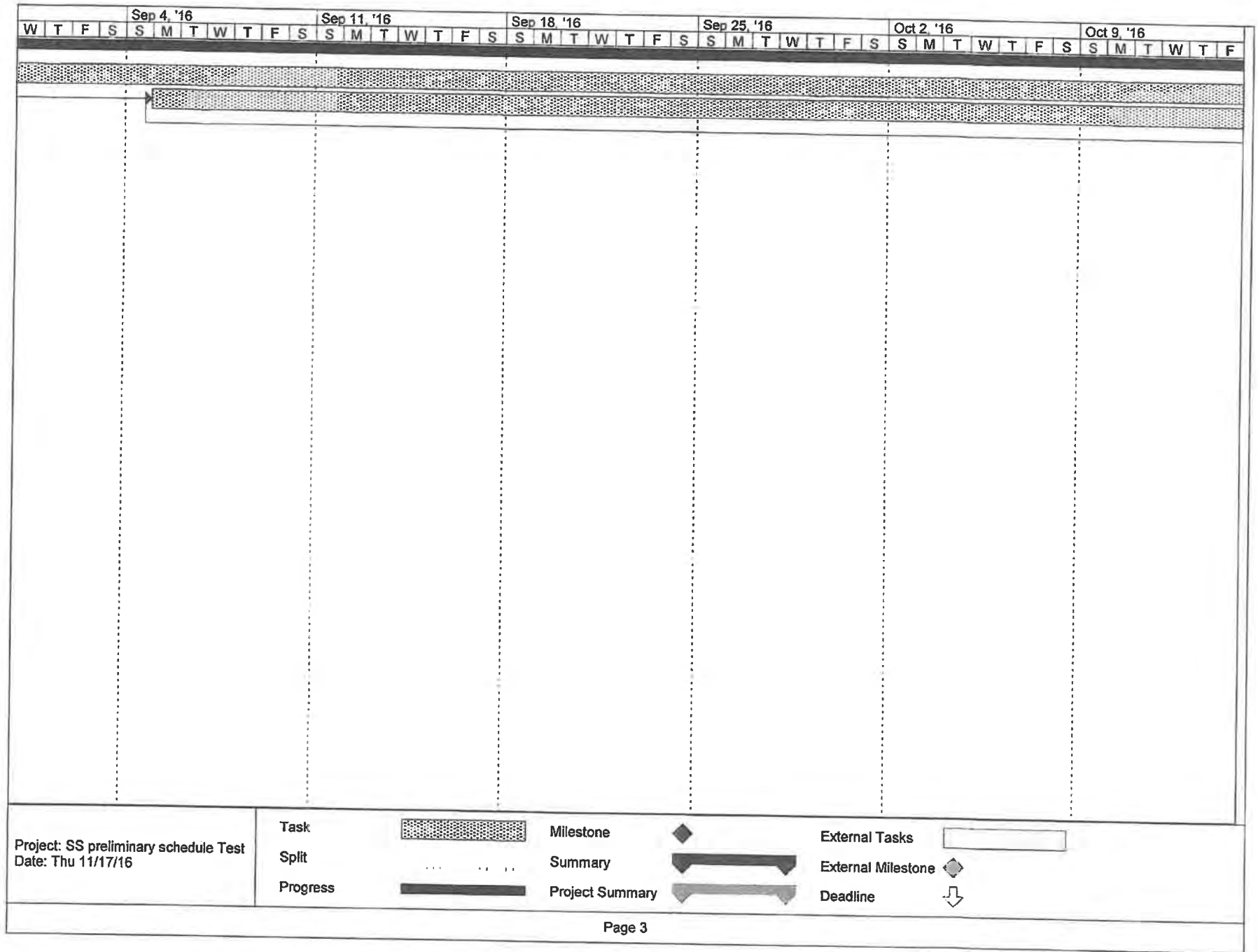
Summary

Project Summary

External Tasks

External Milestone

Deadline



NOTICE OF A PUBLIC STAFF CONFERENCE

On **Thursday February 23, 2017 at 4:00 PM**, the staff of the Department of City Planning will hold a public staff conference in the Seventh Floor Martin Griesel Conference Room, Two Centennial Plaza, 805 Central Avenue, Cincinnati, Ohio 45202 on a proposed change in zoning and Final Development Plan for an expansion of Planned Development No. 72 DeSales III Apartments. The purpose of this conference is to gather information on how the proposed change and Final Development Plan will affect the general welfare of the community.

Location of Proposed Change in Zoning: 1525, 1527 & 1529 Gilpin Avenue

Proposed Change in Zoning: From RMX & CC-M to PD Planned Development

Explanation of Zone Districts:

RMX **Residential Mixed District (existing):** This sub district is intended to create, maintain and enhance areas of the City that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

CC-M **Commercial Community Mixed District (existing):** To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. The mixed designation is intended to provide for a mix of the pedestrian and auto-oriented development.

PD **Planned Development District (proposed):** The specific purposes of the PD Planned Development District are to:

- (a) Establish a procedure for the development of land in order to allow for a more efficient and economic development of property than ordinarily permitted by conventional zoning and subdivision regulations.
- (b) Ensure orderly and thorough planning and review procedures that lead to quality design and development.
- (c) Encourage creativity in developments by allowing greater flexibility in access, light, open space and amenities.
- (d) Encourage common open space and provide for its maintenance.
- (e) Encourage the coordinated development of properties that might otherwise be developed individually, which may be a detriment to the surrounding neighborhoods and the developer.

Owner: Towne Development Group
1055 St. Paul Place
Cincinnati, Ohio 45202
(Contract to Purchase)

Petitioner: Chad Munitz
1055 St. Paul Place
Cincinnati, Ohio 45202

Reason for the Proposed Change in Zoning: The three properties mentioned above consisting of .5235 acres will be added to the previously approved Planned Development No.72. A fourth apartment building and maintenance garage will be added to the Planned Development. In total there will be 116 apartment units in four buildings in the block bounded by Gilpin Avenue, Woodburn Avenue, and Lincoln Avenue on a site consisting of 3.05 acres.

All comments should be directed to:

Steve Briggs
Senior City Planner
Department of City Planning
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, Ohio 45202

Phone: 513-352-4840 or
Email: steve.briggs@cincinnati-oh.gov

NOTICE

On **Friday April 7, 2017 at 9:00 AM** the Cincinnati City Planning Commission will consider a change in zoning for property located at 3001 Woodburn Avenue, and 1521 and 1523 Gilpin Avenue in the Evanston neighborhood from existing RMX Residential Mixed District and CC-M Commercial Community Mixed District to expand the existing Planned Development #72 (PD-72), by modifying the original Concept Plan with a Major Amendment to increase residential density with a new building and reconfigure the parking lot. A Final Development Plan has been submitted for the proposed changes.

This public meeting will be held at:

**Two Centennial Plaza
J. Martin Griesel Room
805 Central Avenue, Seventh Floor
Cincinnati, Ohio 45202**

Owner: Towne Development Group
1055 St. Paul Place
Cincinnati, Ohio 45202

Petitioner: Chad Munitz
1055 St. Paul Place
Cincinnati, Ohio 45202

Reason for the Proposed Changes: To increase the size of Planned Development #72 (PD-72) from 2.4 acres to 3.05 acres and increase the residential density from 96 dwelling units to 116 dwelling units with the addition of a fourth building fronting Gilpin Avenue and reconfigure the parking lot with 148 parking spaces. A Final Development Plan has been submitted for the proposed changes.

All comments should directed to: Steve Briggs
Senior City Planner
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, Ohio 45202

Phone: 513-352-4840 or
Email: steve.briggs@cincinnati-oh.gov

[illegible]



Evanston Community Council

P.O. Box 12128 • Cincinnati, Ohio 45212 • (513) 281-2775 voicemail • (513) 281-0071 fax
www.evanstoncinci.org

Serving "The Educating Community"

March 1, 2017

Mr. Steve Briggs
Senior City Planner
Department of City Planning
City of Cincinnati
Centennial Plaza Two
805 Central Avenue
Suite 720
Cincinnati, Ohio 45202

Dear Mr. Briggs:

As you recall, The Evanston Community Council supported the existing Planned Development zoning for Towne Properties' DeSALES flats II project.

Town properties' expanded plan for development of the DeSALES flats II project on Woodburn Avenue, between Lincoln and Gilpin Avenues, is a welcome improvement and enhancement of their previous development plans. The addition of a fourth apartment building along Gilpin Avenue will add needed and appropriate street presence along Gilpin. The additional building will also enable the internal parking lot to be better screened from the street. Plus, the neighborhood is excited about an additional 24 units of market rate rental apartments.

The DeSALES flats II project aligns closely with our efforts to revitalize Evanston's residential and commercial districts. The development will enhance the revitalization that is presently going on in our great neighborhood. I feel confident that Towne Properties' development will be an asset to our community.

I fully support Town Properties application to rezone the additional lots along Gilpin Avenue to be included in the existent Planned Development of 92 market rate rental apartment units.

Respectfully submitted,


Anzora Adkins
President
Evanston Community Council

"Evanston Community Council is dedicated to the well-being of all residents and to the development of the community through education, business and spirituality."

THE EAST WALNUT HILLS ASSEMBLY, INC.

P.O. Box 68050
Cincinnati, Ohio 5206

March 23, 2017

Mr. Steve Briggs
Senior City Planner, Department of City Planning
City of Cincinnati
Centennial Plaza Two
805 Central Ave, Suite 720
Cincinnati, OH 45202

VIA EMAIL to steve.briggs@cincinnati-oh.gov

Dear Mr. Briggs:

Chad Munitz, representing Towne Properties, came before the members of East Walnut Hills Assembly (EWHA) at the monthly meeting of the Assembly on March 8, 2017. He provided plans and explained that Towne Property wanted to revise and expand the company's development on Woodburn Avenue, known as De Sales Flats II, to include the three properties on Gilpin Avenue that Towne Properties purchased in 2016 (Gilpin Properties). Previously, the City of Cincinnati had granted Towne Properties a planned development district (PD) for the development of De Sales Flats II that did not include the Gilpin Properties.

Mr. Munitz presented plans that showed that the new structure to be built on the Gilpin Properties would be of the same design, finish and materials as both of those in the original PD and also as shown in the visuals he presented at the Assembly meeting on March 8. He also represented that ingress and egress to the development would be reduced to one curb cut on Gilpin instead of the two in the original PD.

He further stated that he had met with Ben Davis, an abutting neighbor, and that Towne Properties had agreed to the following:

- (1) Towne Properties will give Mr. Davis an extra 18 inches to the east of his property line (the western edge of the De Sales Flats II development) so Mr. Davis may expand his driveway; and
- (2) Towne Properties will install a decorative privacy fence along this same property line instead of the decorative see through fence to be placed around the rest of the De Sales Flats II development and the new privacy fence will sit approximately 12 inches to the east of the new property line.

Finally, Mr. Munitz informed the Assembly members that he did not have a definitive answer as to whether the City planned to ask Towne Properties to apply for a new PD to include the three Gilpin Properties or to ask that Towne revise the original approved PD.

THE EAST WALNUT HILLS ASSEMBLY, INC.

The EWHA members voted on March 8, 2017 to:

- (1) Approve the plans as presented by Mr. Munitz on March 8, 2017 so long as the agreement with Mr. Davis was executed and acted on; and
- (2) Approve either a revised PD or a new PD as required by the City to ensure that the Gilpin properties will be included in the revised and expanded De Sales Flats II development.

The East Walnut Hills Assembly, Inc.

By: 

H. Drewry Gores, President

cc: Chad Munitz

**CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT
ZONING AMENDMENT REQUEST AND ZONING CHANGE REQUEST
(AMEND PD ZONING TO INCLUDE ADDITIONAL PARCELS)
(RE-ZONE RMX AND CC-M ZONING TO PD)
WOODBURN AVENUE, LINCOLN AVENUE AND GILPIN AVENUE**

We are requesting an amendment to the current zoning of PD to include three additional parcels. The current PD zoning designation includes the following street addresses:

1520, 1524, 1526, 1530 Lincoln Avenue
1521, 1523, Gilpin Avenue
3001, 3003, 3005, 3011, 3015, 3019, 3023, 3025 Woodburn Avenue
2.5265 acres, 110,056 s.f.

We are requesting re-zoning of the three street addresses shown below to PD:

1525, 1527 Gilpin Avenue (currently zoned RMX)
1529 Gilpin Avenue (currently zoned CC-M)
0.5235 acres, 22,803 s.f.

The above three street addresses are vacant ground. The inclusion of these three street addresses into the PD zoning will yield a total of 3.05 acres, or 132,859 square feet.

With the expanded PD zoning, we intend to construct four new apartment buildings (and a maintenance garage) with approximately 116 LEED certified apartment units, with on-site parking and a swimming pool.

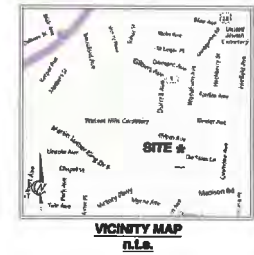
The four new apartment buildings and maintenance garage will be located along Woodburn Avenue, Lincoln Avenue and Gilpin Avenue, as shown on the attached drawing. The buildings will be set a minimum of five feet off city sidewalks, with a minimum of 30' in between buildings, and a minimum of 20' next to adjacent parcels. Building heights will be a maximum of 40' from grade.

The unit mix will consist of 56 one-bedroom units (740 s.f. average), and 48 one-bedroom plus den units (825 s.f. average), 8 two-bedroom units (1,115 s.f. average), and 4 two-bedroom plus den units (1,215 s.f. average). The buildings will be three stories, wood frame construction, and flat roofs. The exterior facades of the buildings will be a mix of brick and siding. These units will be class A apartments, and will be considered a sister property to our DeSales Flats Apartment Community located one block south, and DeSales Plaza located two blocks south.

Gated vehicular entry and exit for the apartment site will be located on Gilpin Avenue. The perimeter of the site will be surrounded by the apartment buildings, including decorative fencing or landscaping to act as a buffer to adjacent properties. There will be a pedestrian entry at Building #1 (Lincoln Avenue) which will allow access to the community pool that will be shared with our sister properties to the south. All parking for the community will be on-site, surface parking. There will be 148 surface parking spots, which is 1.16 parking spaces per bedroom, or 1.27 parking spaces per unit.

DeSales Apartments III, LLC, an Ohio limited liability company (a division of Towne Properties) owns all the properties above. Requests for availability of service from MSD and CWW have been made to confirm capacity.

The projected development will be constructed in one phase, and will be completed within one year after construction commencement. Construction will begin immediately.



**DESALES
APARTMENTS III, LTD**
SECTION 2, TOWN 3, FRACTIONAL RANGE 2 BTM
MILL CREEK TOWNSHIP, CITY OF CINCINNATI
HAMILLTON COUNTY, OHIO
REZONING EXHIBIT

**bayer
becker**
www.bayerbecker.com
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Fort Mitchell, NY 41017 • 800.261.1115

Drawing:	18-0100 PGT
Drawn by:	JAL
Checked and App:	
Issue Date:	5-8-17

RZ-01

NOTES
1. BASIS OF BEARING: STATE PLANE COORDINATES (3428)
OHIO SOUTH ZONE, NAD83 (2011).

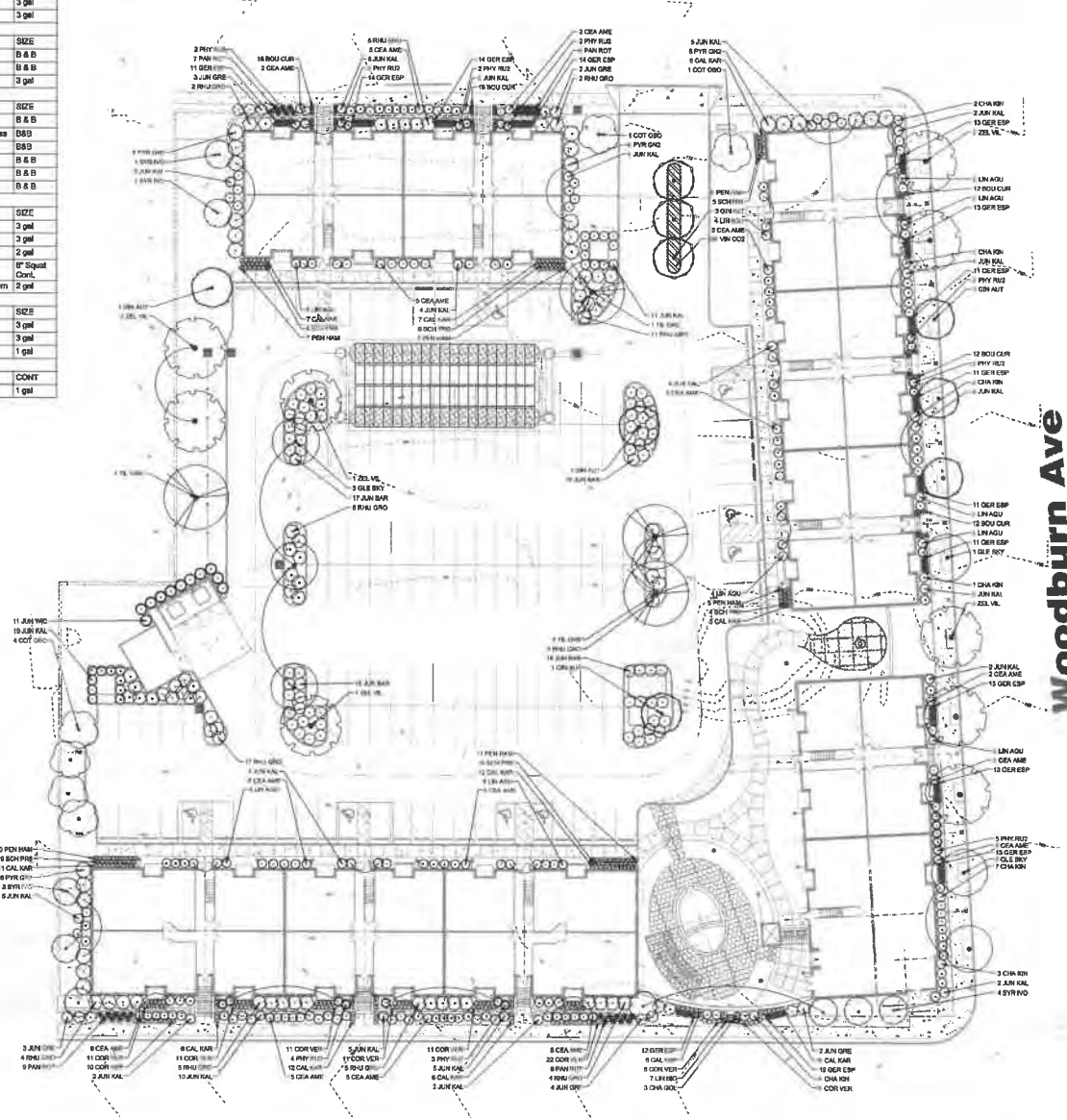
LEGEND



AREA TO BE RE-SONDED

RZ-01

PLANT SCHEDULE			
DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
GIN AUT	9	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B
GLE BKV	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B
TIL GRE	4	Tilia cordata 'Greenspire' / Greenspire Lillibulder Linden	B & B
ZEL VIL	6	Zelkova serrata 'Village Green' / Sazerkal Zelkova	B & B
ORNAMENTAL TREES			
COT OBO	6	Cotinus obovatus / American Smoke Tree	B & B
SVR IVO	9	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B
ANNUALS/PERENNIALS			
COR VER	60	Coreopsis verticillata 'Moonbeam' / Threaded Coreopsis	3 gal
GER ESP	168	Geranium maculatum 'Espresso' / Spotted Geranium	3 gal
DECIDUOUS SHRUBS			
CEA AME	67	Ceanothus americanus / New Jersey Tea	B & B
LIN AGU	35	Lindera benzoin aquatilis / Spicebush	B & B
PHY RU2	24	Physocarpus opulifolius 'Ruby Spice' / Ruby Spice Ninebark	3 gal
EVERGREEN SHRUBS			
CHA KRN	21	Chaenactis x 'Kingshi' / Flowering Quince	B & B
CHA GKL	3	Chaenactis x 'Golden Mop' / Golden Mop Threelobe False Cypress	B & B
JUN GRB	14	Juniperus chinensis 'Grey Owl' / Grey Owl Juniper	B & B
JUN WIC	11	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	B & B
JUN KAL	163	Juniperus x pfitzeriana 'Kallay's Compact' / Juniper	B & B
PHY GAZ	24	Pyracantha coccinea 'Gnome' / Scarlet Pyracantha	B & B
GRASSES			
BOU CUR	68	Bouteloua curtipendula / Side Oats Grama	3 gal
CAL KAR	84	Calamagrostis x scutellaria 'Karl Foerster' / Feather Reed Grass	3 gal
PAN ROT	34	Panicum virgatum 'Rotstreu' / Rusty Panicum Switch Grass	2 gal
PEN HAM	46	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	8" Squat Cont.
SCH PR8	40	Schizanthus scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	2 gal
GROUND COVER			
JUN BAR	67	Juniperus horizontalis 'Blue Harbor' / Blue Harbor Creeping Juniper	3 gal
RHU GRO	89	Rhus aromatica 'Darklow' / Glow Low Fragrant Sumac	3 gal
VIN DO2	106	Vinca minor / Common Periwinkle	1 gal
GROUND COVERS			
LIR BIG	7	Lilium muscat 'Big Blue' / Big Blue Lily	1 gal



1000 E. PAUL PLACE
CHICAGO, IL 60605
512-361-6800
www.towneproperties.com

Rev	Description	Date	By	Chk
1	Initial Design	11/23/16	ADH	ADH
2	Revised Design	11/23/16	ADH	ADH
3	Final Design	11/23/16	ADH	ADH

DeSales III Apartments
Building 3 - 1000 E. Paul Place
Chicago, IL 60605
Call: 512-361-6800
Fax: 512-361-6800
www.towneproperties.com

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Chicago, IL 60605
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LOCATION OF ALL UTILITIES TO BE
EXPOSED PRIOR TO CONSTRUCTION

L1.0



GENERAL NOTES:

- 1 PLAN ELEVATION FIRST FLOOR 100'-2" X USGS ELEVATION 520.45
2 DIMENSIONS ARE TO MAGNIFY (HOLDING), CONTROL JOINTS,
FLOOR TO FLOOR HEIGHTS, TO WOOD FRAMING MEMBERS, FACE
OF FOUNDATION, CENTERLINE OF FIRE WALLS OF CENTERLINE OF
ARCHITECTURAL ELEMENTS
3 ALL GLASS TO BE INSULATED DOUBLE PANE, ARGON-FILLED WITH
LOW-E COATING, APPROXIMATE U-VALUE 0.28 & SHGC 0.25

CODED NOTES:

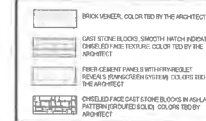
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(B1) MODULAR BROOK VENEER:

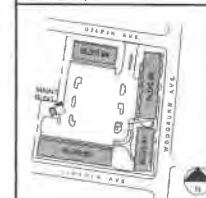
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WINDOWS AND DOORS

- 7** VINYL ASSEMBLY 24" X 72" VINYL WINDOW OPERING SYSTEM
 VINYL FRAME IN ALUMINUM FINISH, 20" SIGHTBOARDS, DESTINAT
 BRONZE EXTERIOR FINISH.
- 8** VINYL ASSEMBLY 24" X 72" VINYL WINDOW VINYL WINDOW
 VINYL FRAME IN ALUMINUM FINISH, 20" SIGHTBOARDS, DESTINAT
 BRONZE EXTERIOR FINISH, VENT HEIGHT 20" AND/OR CL
 CLASH.
- 9** 20" X 24" VINYL WINDOW OPERING SYSTEM, DOOR, OPERABLE UNIT 1/4"
 X 20" VINYL, TWO FIXED UNIT TEMPERED GLASS TOP 1/4"
 X 20" VINYL, BOTTOM 1/4" X 24" X 1/4" VINYL.
- 10** 20" X 24" VINYL WINDOW OPERING SYSTEM, EGGSHELL DOOR ONE
 FIXED TRANSOM 1/4" X 20" VINYL, 20" X 24" VINYL, 20" X 24" VINYL, 20" X 24" VINYL.
- 11** 20" X 24" VINYL WINDOW OPERING SYSTEM, EGGSHELL MULTIPANE, DOOR UNIT
 INSULATED ALUMINUM FRAME.
- 1 LOWER BASH TO BE SAFETY GLASS WHERE INDICATED ALL GL
 IN DOORS AND SHIELDS TO BE SAFETY GLASS.



KEY PLAN:



1065 ST. PAUL PLACE
CINCINNATI, OH 45202
513.381.8696

DeSALES III APARTMENTS

pdt
Publishers Development Team

T-813, 891, 4805
I-527, 874, 0520

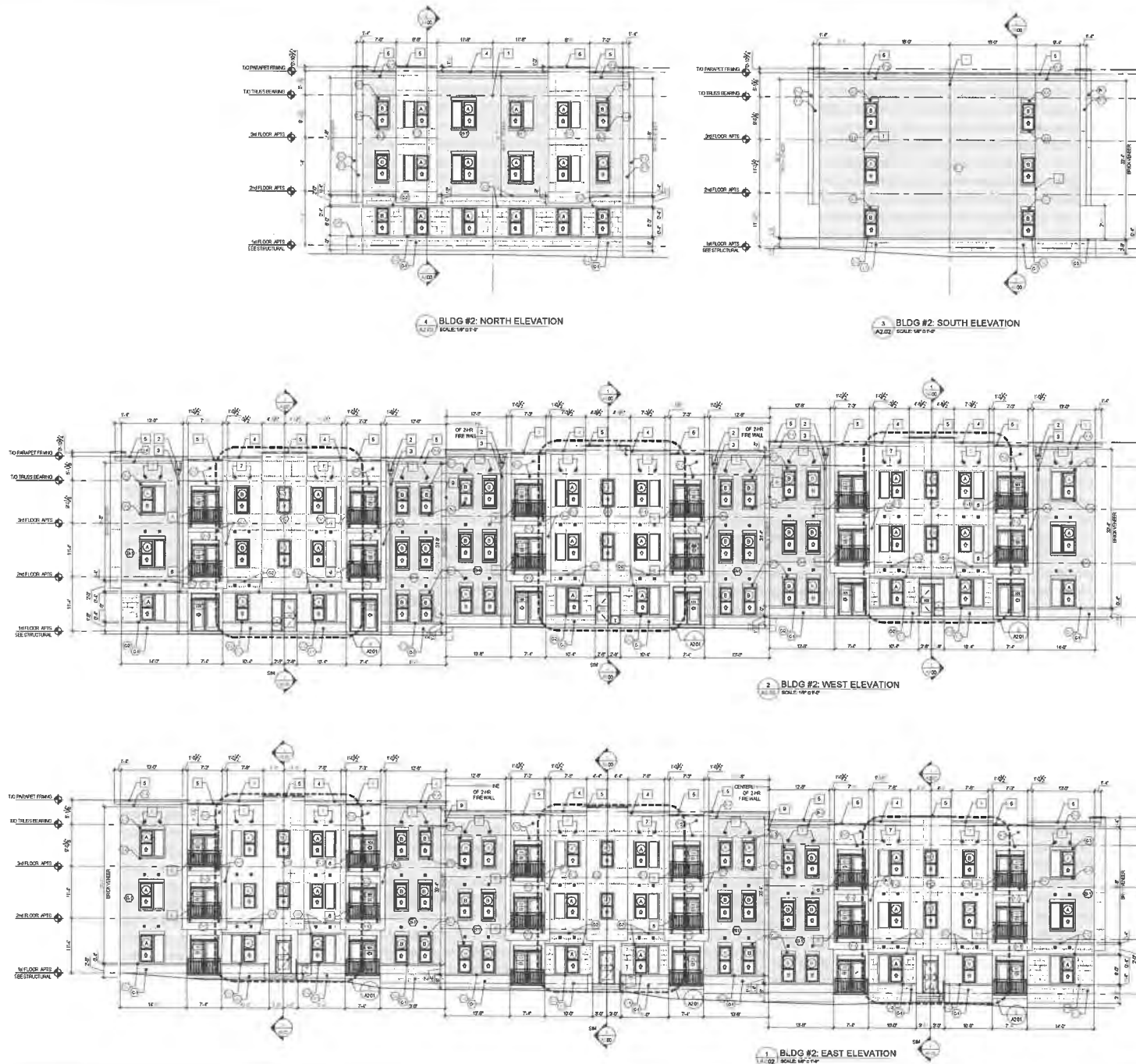


Mark S. Browning, MD307453
Expiration Date: 12/31/2016

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COMMISSION NO.	P-428

**BUILDING #1
ELEVATIONS**

A2.01



GENERAL NOTES:

1. FLOOR ELEVATION (FIRST FLOOR) 100'-0" + USGS ELEVATION 530'-49"
2. DIMENSIONS ARE TO MASONRY IN EXTERIOR, CONTROL JOINTS,
FLOOR TO FLOOR HEIGHTS, TO WOOD FRAMING MEMBERS, FACE
OF FOUNDATION, CENTERLINE OF FIRE WALLS OF CENTERLINE OF
ARCHITECTURAL ELEMENTS
3. ALL CLASSES TO BE VULNERATED, COLUMN PANEL, ARCH FILLED WITH
LOW E CONTING, APPROXIMATE WALLS 20" & 24" & 22"

CODED NOTES:

- [illegible]

EXTERIOR VENEER

- [illegible]

WINDOWS AND DOORS:

- 4 VIEW: GENESELY 36" X 71 1/2" ROWL OPENING 622 WINDOW VINYL WALL VINYL FIN 1/2 SETBACK, CHETLUT BRONZE EXTERIOR, IN.
- 5 VIEW: ASSEMBLY 36" X 71 1/2" ROWL OPENING 622 WINDOW VINYL, SPECKLED LINGO INTERIOR, VINYL FIN 1/2 SETBACK, CHETLUT BRONZE EXTERIOR, IN., MANT HEIGHT = 23 1/2" X 10" CROWN CLEAR
- 6 8'0" X 2'0" ROWL OPENING 622 DOOR OPERABLE UNIT 8'0" X 2'0" X 2" PROFILED 1/2" TEMPERED GLASS TOP 1/4" IN 1" 1/2" BOTTOM 1/4" (1/4" X 1" X 1" X 1")
- 7 8'0" X 2'0" ROWL OPENING 622 EXPRESS DOOR UNIT 1/4" FINED TRANSLUCENT 1/4" OVER 1/4" IN CORNER FULL FLUTE FINED DOOR
- 8 71 1/2" X 85" ROWL OPENING 622 SLIDING MULTIPANE DOOR UNIT INSULATED ALUMINUM FRAME
- 9 LOWER RAIL TO BE SAFETY GLASS WHERE INDICATED ALL GLASS IN DOORS AND SLIDERS TO BE SAFETY GLASS



1055 ST. PAUL PLACE
CINCINNATI, OH 45202
513.381.8896

DeSALES III APARTMENTS

pdt

always going beyond

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STATE OF OHIO

Mark B. Browning, #5207483
Expiration Date: 12/31/2018

ALTERATION AND/OR DUPLICATION OF THIS DOCUMENT IS PROHIBITED. VIOLATION MAY BE PROSECUTED.

FOURTEEN (14) PROHIBITED VIOLATIONS THE
SPECIAL CEMENT OF THE PROJECTS
OWNER AND NOT IMPLEMENTABLE

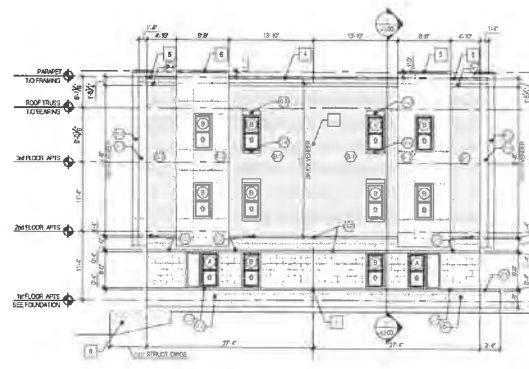
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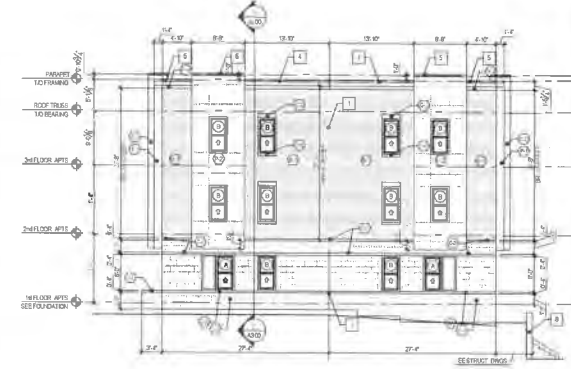
BUILDING NO.

**BUILDING #2
ELEVATIONS**

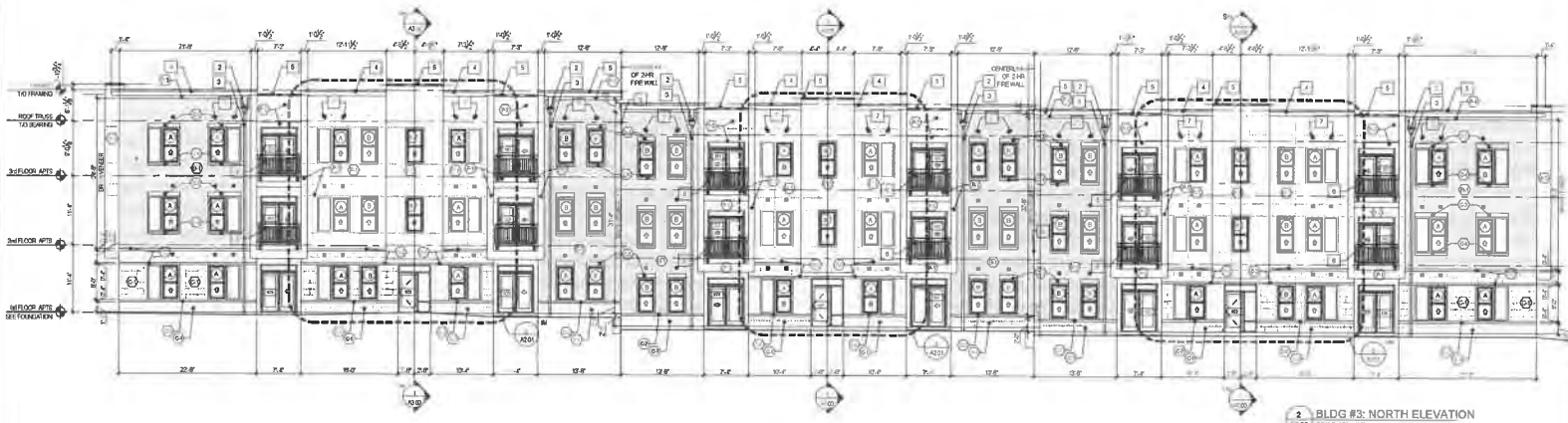
A2.02



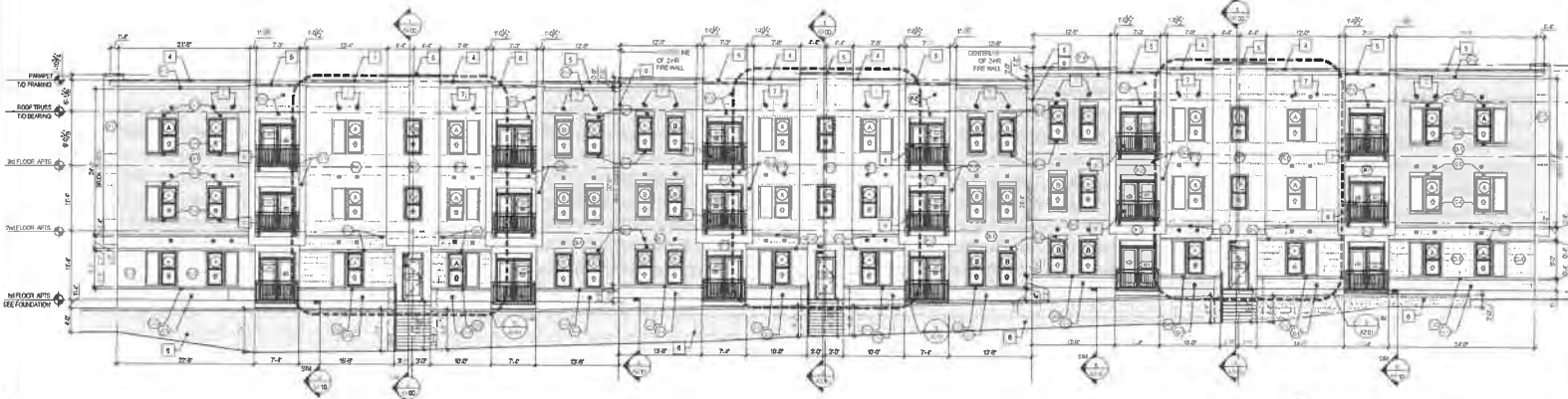
1 BLDG #3: WEST ELEVATION
A2.03 SCALE 1/8" = 1'-0"



2 BLDG #3: EAST ELEVATION
A2.03 SCALE 1/8" = 1'-0"



3 BLDG #3: NORTH ELEVATION
A2.03 SCALE 1/8" = 1'-0"



4 BLDG #3: SOUTH ELEVATION
A2.03 SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. ELEVATION FIRST FLOOR ROOF: 1/4" = 1'-0" ELEVATION 46'
2. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE SUPPLIED BY THE ARCHITECT.
3. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.

CODED NOTES:

1. VERTICAL WINDOW CONTROL: 2/4" = 1'-0" ELEVATION 46'
2. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE SUPPLIED BY THE ARCHITECT.
3. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
4. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
5. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
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EXTERIOR FINISHES:

1. VERTICAL WINDOW CONTROL: 2/4" = 1'-0" ELEVATION 46'
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5. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
6. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
7. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
8. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
9. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
10. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.

WINDOWS AND DOORS:

1. VERTICAL WINDOW CONTROL: 2/4" = 1'-0" ELEVATION 46'
2. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE SUPPLIED BY THE ARCHITECT.
3. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
4. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
5. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
6. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
7. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
8. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
9. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.
10. ALL GLASS TO BE INSULATED, DOUBLE GLAZED, AND TREATED WITH LOW E COATING.

KEY PLAN:



1055 ST. PAUL PLACE
CINCINNATI, OH 45202
513.381.8888

DESALES III APARTMENTS

3031 WOODBURN AVE.
CINCINNATI, OH 45206

1-811. 811. 811
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www.pot.com

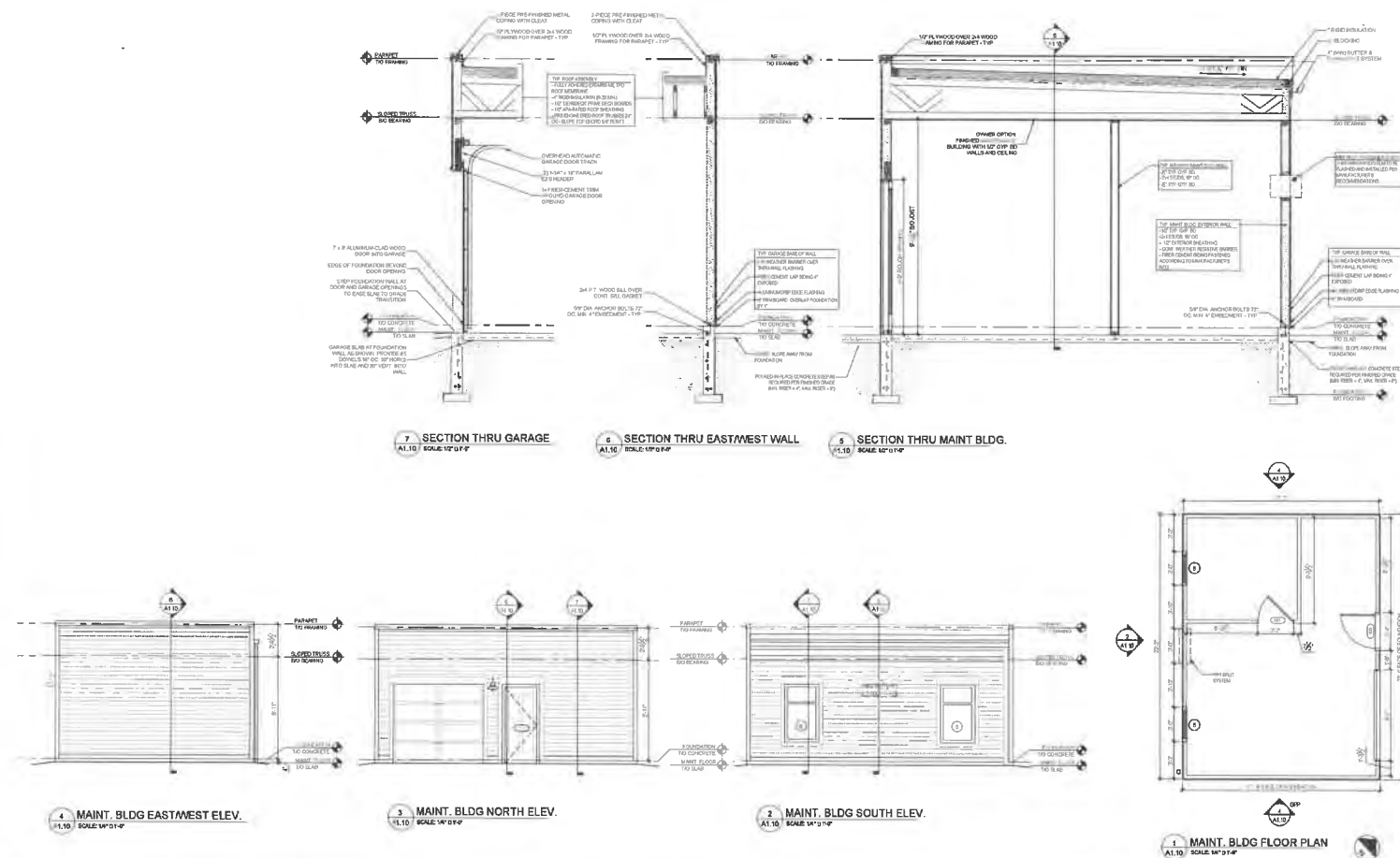
Mark B. Desales, President
Desales III, LLC
1055 ST. PAUL PLACE
CINCINNATI, OH 45202

DESIGNED BY: DMSBY
CHECKED BY: DMSBY
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CONSTRUCTION NO.: 1-428

BUILDING #3 ELEVATIONS

A2.03

Maintenance Building






GENERAL NOTES:

1. PLAN ELEVATION: 801' (0'00") 100' 0" - 100' 0" ELEVATION: 550' 0"
2. DIMENSIONS ARE TO FACE OF CURB. CENTERLINE OF HIGHWAY OR OTHER ROAD OR FENCE AND CENTER LINE OF GRAVITY ARE TO FACE OF CURB.
3. OVERALL 30' SCALE BUILDING PLANS TO BE TO FACE WALL TYPES AND FINISHES. OVERALL 30' SCALE BUILDING PLANS TO BE TO FACE WALL TYPES AND FINISHES. DIMENSIONS ARE TO FACE OF CURB.
4. SEE SHEET 400 FOR WALL TYPES, DESCRIPTIONS, AND FINISHES.
5. SEE SHEET 400 FOR EXTERIOR WALL SECTION AND DETAILS.
6. SEE SHEET 400 FOR BUILDING ELEVATION AND EXTERIOR WALL SECTION AND DETAILS.
7. VERTICAL CURVES CHECKING WITH TYPES AND FINISHES PER INSTALLATION.
8. COORDINATE FLOOR AND ROOF SLABS, WALLS, AND FINISHES.
9. PAINTING AND COATING FINISHES AND FINISHES PER INSTALLATION. BARRIER AND FINISHES WILL BE TO FACE OF CURB.

CODED NOTES:

1. TYPE AND A FIRE-RESISTANT BURNING WOOD CONTACT WITH ROOF DECK WHILE MOUSE TO THAT WHILE IS BETWEEN $\frac{1}{2}$ INCH AT
2. CONCRETE LOCATION: SEE FLASHING ELEVATIONS AND PLUMBING DRAWINGS
3. COORDINATE TO THE FLS FLASHING, 2ND FLASH, BLOWN
4. EXTEND 1/2 INCH TO THE BRASS, WELL BELOW TO LENGTH OF ROOF DECK. COORDINATE WITH ROOF TRUSS LAYOUT
5. EXTEND 1/2 INCH TO THE PARTITION WALL, BEG TO END TO ROOF DECK FOR SOUND-CLOSURE, AND SIGNIFY STOPPING COORDINATE WITH ROOF TRUSS LAYOUT
6. EXTEND 1/2 INCH TO THE WALL, BEG TO END TO ROOF DECK OF ROOF DECK. COORDINATE WITH ROOF TRUSS LAYOUT
7. SLEPPER, CONNECTION HEAD, AND 1/2" COMPRESS
8. 30" X 4" ROOF ACROSS HATCH IN PLACE TO ROOF TRUSS LAYOUT
9. APPROX. HATCHWAY
10. APPROXIMATE LOCATION OF ROOF TRUSS LAYS. SEE MECHANICAL DRAWINGS.
11. COORDINATE AT ROOF PENETRATIONS

PLAN SYMBOLS:

-  INDICATES WALL TYPE. ALL INTERIOR WALL TYPES TO BE WALL TYPE "N" WITH 20 GIPS STUD LINES. SEE OVERALL JP SCALE PLAN FOR ALL BEARING WALL, FIRE BARRIER, AND FIRE RATED APARTMENT UNIT PARTITION WALLS.
-  INDICATES DOOR NUMBER, BUILDING ENTRANCE AND COMMON AREA DOORS LOCATED ON THE OVERALL JP SCALE PLAN. SEE BUILDING AREA APARTMENT UNIT PLAN ON THIS SHEET FOR DOOR TAGS AND INFRASTRUCTURE.
-  INDICATES WINDOW TAG AS BOLD OR OBLIQUE ON THE OVERALL JP SCALE PLAN. SEE BUILDING AREA APARTMENT UNIT SCALE PLAN FOR WINDOW TAGS.

KEY PLAN:

A key plan map showing the intersection of Gilpin Ave, Woodburn Ave, and Lincoln Ave. The site is marked with a red 'X' and labeled 'B-123'. The map also shows surrounding streets and landmarks, including a 'MART' and a 'BANK'.



1055 ST. PAUL PLACE
CINCINNATI, OH 45202
513.381.8696

DeSALES III APARTMENTS
3001 WOODBURN AVE



always going beyond

T-513.891.4605
T-513.891.0530

www.gdscnline.com

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Mark R. Browning, MD, MACP

Expiration Date: 12/31/2018

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COMMISSION NO. F-428

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MAINTENANCE

BUILDING

A1 10

A1.10



Maintenance Building



Maintenance Building



1-800-362-7784
OHIO UTILITY PROTECTION SERVICE (OUPS)
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



CONCEPT PLAN
DeSales III Apartments
Section 2, Town 3, Fractional Range 2
Millcreek Township, Hamilton County, Ohio 45208

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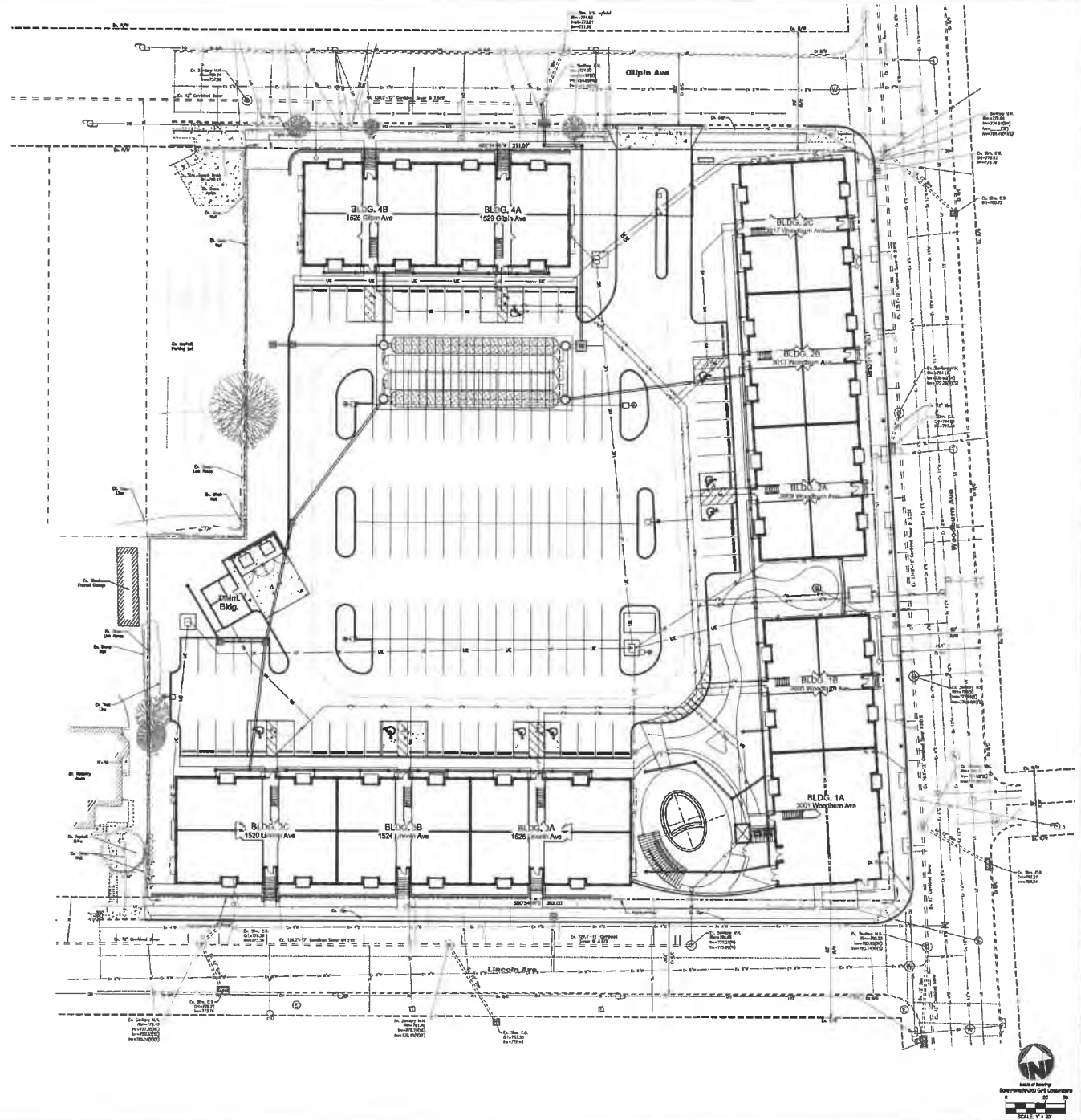
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T - 123, 456, 789
F - 123, 456, 789
www.123456789.com



**TOWNE
PROPERTIES**
1355 ST. PAUL PLACE
CINCINNATI, OH 45202
513-381-0990





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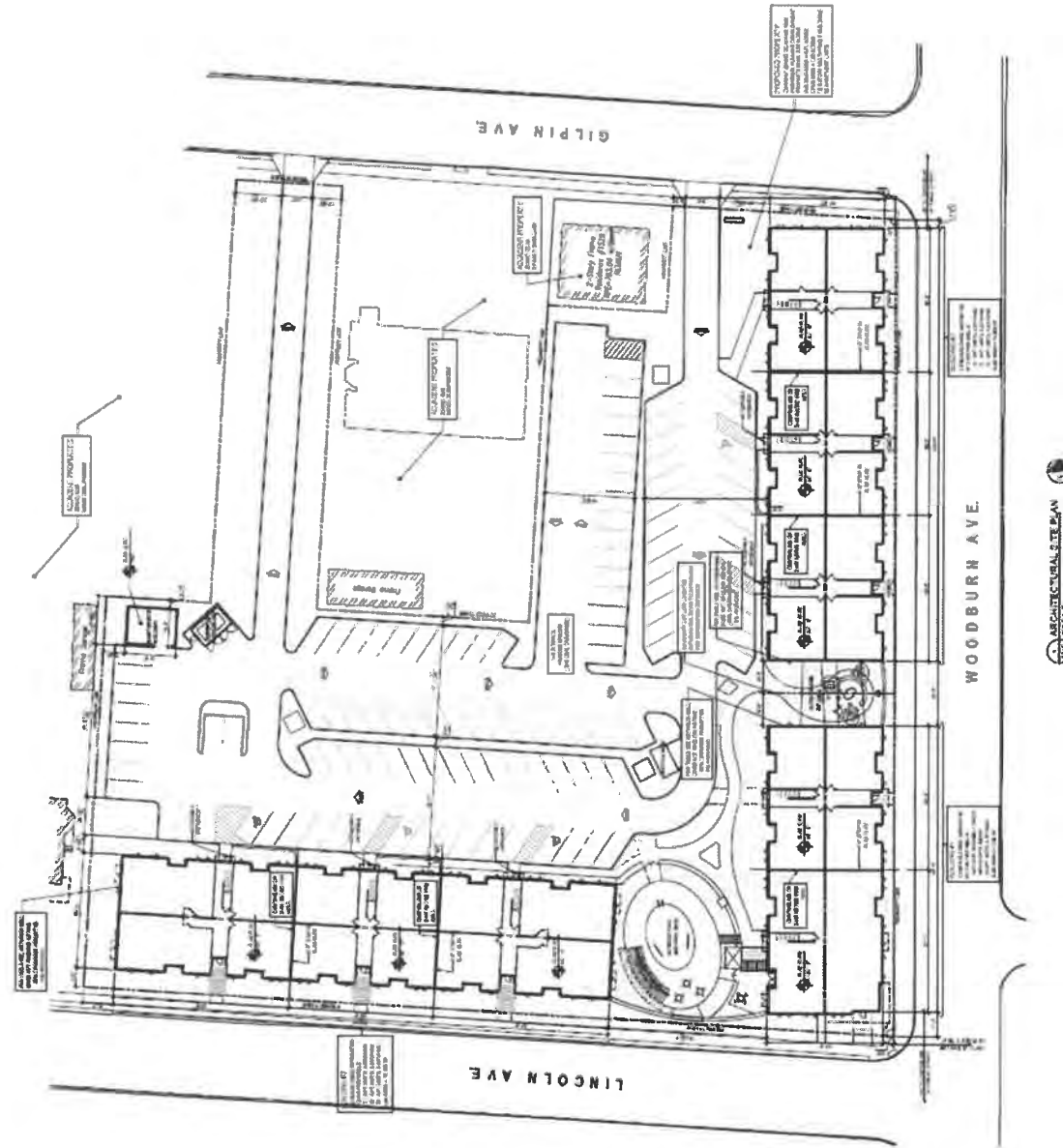
TOWNE PROPERTIES

 THE MONASTERY
Towne Properties Headquarters

DeSALES flats III

- \$17.3 million project
- 116 market rate rental apartments
 - ✓ 56 one bedrooms units (740 square foot average)
 - ✓ 48 one bedrooms plus den units (825 square foot average)
 - ✓ 8 two bedroom units (1,115 square foot average)
 - ✓ 4 two bedroom plus den units (1,215 square foot average)
- 148 surface parking spaces
 - ✓ Bike parking
 - ✓ Electric car charging station
 - ✓ Car Ports
- Leasing Office, Community Room, Fitness Center, Pool
- LEED Gold construction

DeSALES flats II
Previously approved plan – 92 units



DeSALES flats III Updated plan – 116 units



DeSALES flats II
Updated plan – 116 units
Woodburn and Lincoln Corner looking northwest



DeSALES flats III
Updated plan – 116 units
Woodburn looking north



DeSALES flats II
Updated plan – 116 units
Woodburn looking south



DeSALES flats III
Updated plan – 116 units
Internal site – looking south east



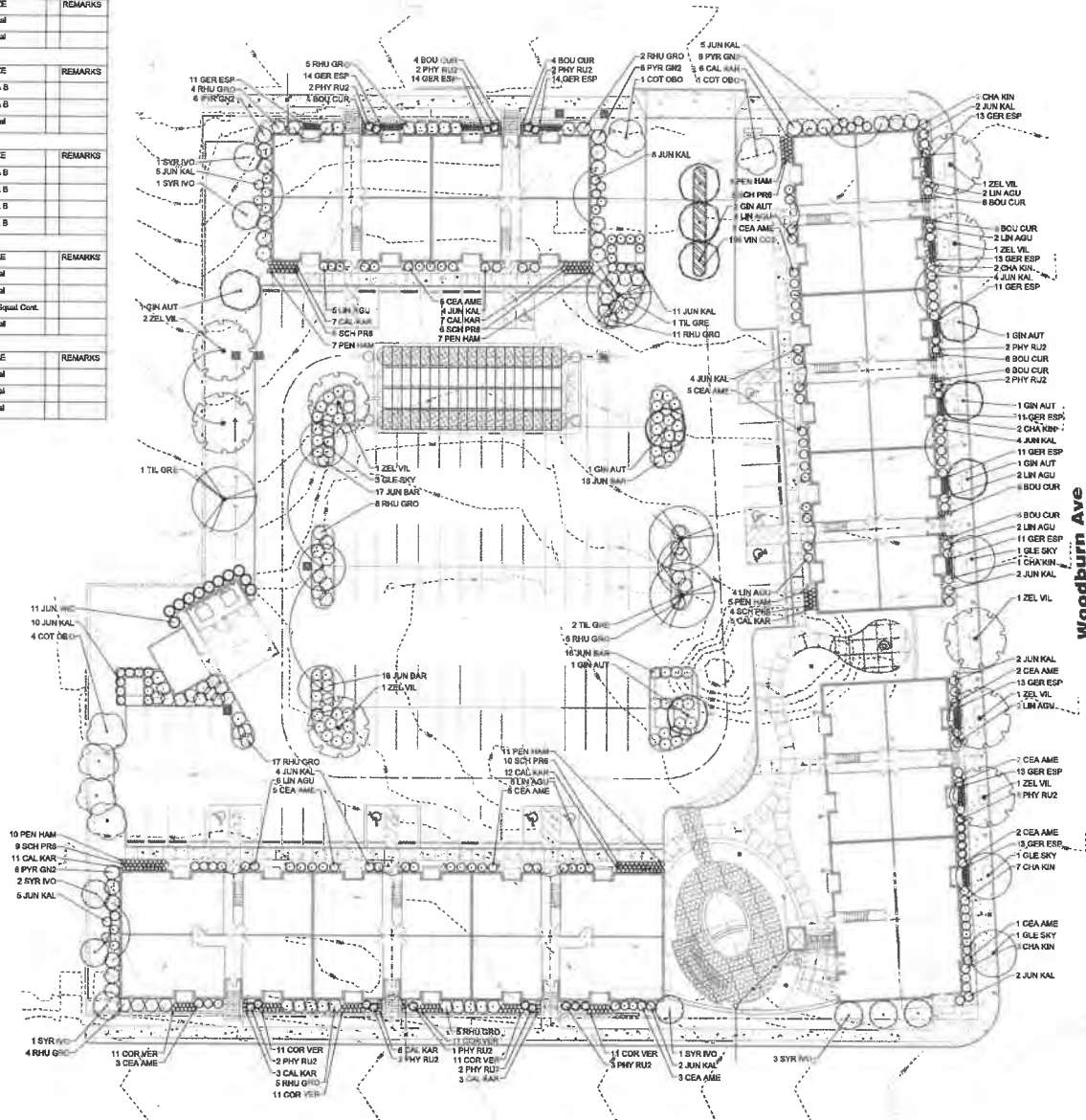
DeSALES flats II

Updated plan – 116 units

Lincoln looking northwest (Gilpin Building will look similar)



PLANT SCHEDULE				
DECIDUOUS TREES				
QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS	
GRN AUT	9	Gleditsia 'Autumn Gold' TM / Milkthistle Tree	B & B	
GLE SKY	6	Gleditsia 'Skyline' / Skyline Honey Locust	B & B	
TIL GRE	4	Tilia cordata 'Greenapple' / Greenapple Littleleaf Linden	B & B	
ZEL VIL	9	Zelkova serrata 'Village Green' / Seaside Zelkova	B & B	
ORNAMENTAL TREES				
QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS	
COT OBO	6	Cotinus obovata / American Smoke Tree	B & B	
SVR IVO	9	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	
ANNUALS/PERENNIALS				
QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
COR VER	66	Coronilla verticillata 'Maconium' / Threadleaf Coronilla	3 gal	
CER ESP	162	Geranium maculatum 'Eclipse' / Spotted Geranium	3 gal	
DECIDUOUS SHRUBS				
QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
CEA AME	38	Ceanothus americanus / New Jersey Tea	B & B	
LIN AGU	38	Lindera benzoin aquifolia / Spicebush	B & B	
PHY RUZ	26	Physocarpus opulifolius 'Ruby Spice' / Ruby Spice Ninebark	3 gal	
EVERGREEN SHRUBS				
QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
CHA KIN	12	Chamaecyparis 'Vigilante' / Flowering Cyprip	B & B	
JUN WIC	11	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	B & B	
JUN KAL	71	Juniperus x pfitzeriana 'Kallay's Compact' / Juniper	B & B	
PYR GN2	24	Pyracantha coccinea 'Gnome' / Scarlet Pyracantha	B & B	
GRASSES				
QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
BOU CUR	48	Bouteloua curtipendula / Side Oats Grass	3 gal	
CAL KAR	60	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal	
PEN HAM	48	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	8" Signal Cont.	
SCH PRB	40	Schizanthus scoparium 'Framble Munchkin' / Frable Munchkin Little Bluebell	2 gal	
GROUND COVER				
QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
JUN BAR	67	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	3 gal	
RHU GRO	67	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	
VIN CO2	100	Vinca minor / Common Periwinkle	1 gal	



7-33-2015
7-33-2015
www.pdtinc.com

Item	Quantity	Unit	Notes
1. GRN AUT	1	Tree	
2. CHA KIN	1	Shrub	
3. JUN KAL	1	Shrub	
4. JUN KAL	1	Shrub	
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